



A1 PREMISES TO LET

17 Cannon Street
City Centre
Birmingham
B2 5EN

Small attractive shop with a uniquely historic frontage situated in the heart of Birmingham City Centre



Location:

This retail unit is located on Cannon Street in the City Centre of Birmingham, near to the corner of Cherry Street and in close proximity to retailers such as Starbucks, Greggs and McDonalds.

Accommodation:

The property comprises a ground floor retail area with mezzanine retail on the first floor. There is a large basement suitable for storage / staff facilities. Toilet facilities are within the unit.

Approximate areas:

Zone A Retail.....31 sq m
Zone B Retail.....4 sq m
Mezzanine Retail.....18 sq m
Basement.....94 sq m

ITZA Retail.....37 sq m
NIA.....147 sq m

Use:

The premises fall within User Class A5 of the Town and Country Planning (Use Classes) Order 1987 (as amended), but only A1 and A2 uses will be considered going forward due to difficult cooking extraction arrangements onto the street. Landlord’s consent **WILL NOT** be granted for any A5 uses.

Tenure:

The Landlord would be looking for a minimum term of three years.

Rent:

Offers are invited in **excess of £40,000 per annum exclusive** (Forty thousand pounds)

EPC:

The Energy Performance Asset Rating of the premises currently falls within category D.

A copy of the Energy Performance Certificate can be made available on request.

Rating Assessment:

We have been advised by the local authority’s Business Rates section of the following Business Rates:

Rateable Value: £29,000 (Twenty nine thousand pounds)

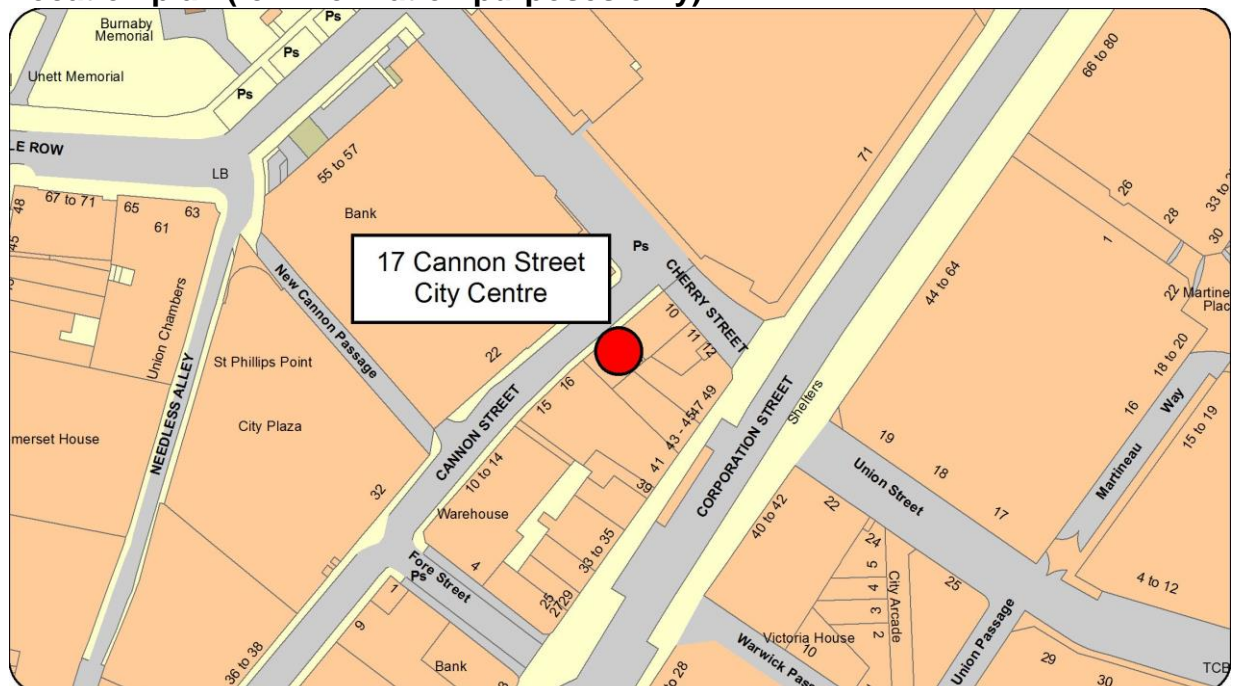
Viewings are strictly by appointment via:

Birmingham Property Services Lettings Team

Email: bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935

Location plan (for information purposes only)



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