



SHOP TO LET

166 Corporation Street
Birmingham
B4 6TB

Brief Description:

A single level unit located on the Ground Floor underneath the Gazette Building. The location is at the lower end of Corporation Street and in proximity to the law courts and to Aston University.



Closing date: 14 December 2018 at 5:00pm



Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

Location:

The unit is located on the Ground Floor underneath the Gazette Building.

The premises are located on Corporation Street, within close proximity to the law courts and to Aston University. Most of the retail in the vicinity comprises food outlets and services.

Accommodation:

This is very simple unit in a rectangular shape

There is no basement, no storage area, toilet, kitchen or partitions. It is all on a single level and is accessible because there are no steps in from the street.

Toilets are available on the first floor of the Gazette office building next door.

Approximate areas:

Zone A area 19 sq. m
 Zone B area 7 sq. m
 Total area = 26 sq. m

Use:

The premises fall within User Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Tenure and Rental:**EPC:**

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Lease:

The unit is available on a new five-year internal repairing and insuring lease.

Rent:

Offers are invited in excess of **£17,500 per annum exclusive** (seventeen thousand five hundred pounds).

Service Charge:

The tenant will be responsible for the payment of a service charge on the property, payable by way of additional rent.

Service Charge: £234 per annum (two hundred and thirty four pounds).

Rating Assessment

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

Rateable Value: £7,800 (seven thousand eight hundred pounds).

Viewings are strictly by appointment via:-

Lettings Team - Birmingham Property Services

Telephone: 0121 303 3935

Email: bpslettings@birmingham.gov.uk



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