



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Birmingham, 7 Fore Street, B2 5ER

### Retail Premises – To Let



#### LOCATION

The subject property is located in a prominent position on Fore Street which is the main thoroughfare linking Corporation Street and Cannon Street boasting strong retail locations which connect to New Street in the heart of Birmingham city centre. The property benefits from being situated close to the tram links on Corporation Street as well as being within a short distance to New Street train station and Grand Central Shopping Centre. Nearby occupiers include a number of national retailers including **New Look**, **White Stuff**, **Slaters Menswear** and **Toni & Guy Hair** amongst various others.

#### DESCRIPTION

The property forms part of an attractive four storey mid terraced unit of traditional brick construction and provides mainly open plan ground floor retail sales with rear kitchen storage and WC.

#### ACCOMMODATION

|                         |            |           |
|-------------------------|------------|-----------|
| Ground Floor Sales Area | 79.35 sq m | 854 sq ft |
| Kitchen/Stores          | 8 sq m     | 86 sq ft  |
| Rear Stores             | 4.4 sq m   | 47 sq ft  |

#### TENURE

The premises are available for a term of years to be agreed.

#### RENT

£50,000 per annum exclusive, payable quarterly in advance on the standard quarter days.

#### RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value £48,250

Interested parties should verify this information with the local planning authority.

#### EPC

Currently in preparation

#### SERVICE CHARGE

A variable Service Charge will be payable to cover the cost of additional services provided by the Landlord. (to include - waste refuse collections, external repairs, buildings insurance, contribution to caretaker and security officer.) it has been indicated this should be no more than £1,000 pa.

#### LEGAL COSTS

Each party will be responsible for their own legal costs.

#### VAT

All figures quoted are exclusive of, but may be liable to VAT at the standard rate

#### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

#### CONTACT

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