

Birmingham

14 Cannon Street

Class E Opportunity – Subject to Vacant Possession



Location

The subject premises occupy a prominent location on Cannon Street in close proximity to New Street and Corporation Street, the City's Main High Street.

Located immediately adjacent to **Toni & Guy** and the entrance to **Slaters Menswear**, other nearby retailers include, **White Stuff**, **Bravissimo** and **The Apple Store**.

Demise

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:

| | | |
|---------------------|--------------------|-----------------|
| Ground Floor | 484 sq ft | 45 sq m |
| Basement | 711 sq ft | 66 sq m |
| Total | 1,195 sq ft | 111 sq m |

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£35,000 per annum exclusive

Rates

| | |
|-----------------------|-------------------|
| Rateable Value | To be re-assessed |
| Rates Payable | To be re-assessed |

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5509.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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