

LARGE OPEN CITY CENTRE RETAIL/LEISURE SPACE TO LET

Former David's Bridal Birmingham, St Philips Point 47

City Plaza, Cannon Street

Birmingham B2 5EF

SUBJECT TO VACANT POSSESSION



LOCATION

The premises are located in a central location on the picturesque Cannon Street. The site is perfectly positioned between New Street, the city's prime high street retailing location, and the Central Business District, which has established itself as the city's focal point for food and beverage destination.

Neighbouring occupiers on Cannon Street include; **Toni & Guy, Slater's menswear, Charles Tyrwhitt, Bravissimo** and **White Stuff**. Bar & restaurant occupiers on Colmore Row and Temple Street include the likes of; **Pasture, The Alchemist, Gusto, The Ivy, San Carlo, Fumo, Head of Steam, The Cocktail Club, Revolucion De Cuba** and **The Botanist**.

DESCRIPTION

This is a unique opportunity to lease approximately 15,000 sq. ft (1,400m²) in the city centre core. The space is open plan with a significant frontage to Cannon Street and good floor to ceiling heights (approx. 4m slab to slab).

The occupier of the site also benefits from additional prominence on to Corporation Street in the form of a Carnaby Street style arched sign.

ACCOMMODATION

The premises comprise of the following approximate floor area:

Ground Floor Sales: 1,358m² 14,613 sq. ft.

TENURE

The premises are available by way of a new lease for a term of years to be agreed, subject to vacant possession.

EPC

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

RENT

Price available upon application.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE: £154,000

RATES PAYABLE: £84,084 pa (approx.)

We suggest that all interested parties should verify the above with the Local Rating Authority.

SERVICE CHARGE

The service charge is currently running at **£2.50 psf / £37,000 per annum** but will be reviewed annually.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents


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