

**RETAIL PREMISES
TO LET**

**177 CORPORATION STREET
BIRMINGHAM
B4 6RG**



LOCATION

The premises are located on Corporation Street towards Birmingham's legal quarter and in close proximity to Aston University.

Nearby retailers include **Dolce Lounge**, **Boston Tea Party** and **Caspian Pizza**.

DESCRIPTION

The premises comprise a ground floor retail unit.

ACCOMMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales Area 48.54m² 522 sq ft

TENURE

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

RENTAL

£17,500 pax

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the rateable value for the premises as follows:-

**Rateable Value
(2017 Assessment) £11,500**

We advise all interested parties should verify the above information with the Local Rating Authority.

SERVICE CHARGE

We understand that the premises are currently subject to a service charge which presently runs at £1,460.75 per annum.

EPC

The premises form part of a listed building and as such an EPC is not provided for this unit.

PLANNING

We understand that the premises are listed Grade II and fall within a City Centre Conversation Area. We advise any prospective tenants to make their own enquiries with the relevant authorities.

LEGAL COSTS

Each party to be responsible for the payment of their own legal and professional costs incurred.

VIEWING

Strictly by appointment with the Sole Retained Agents:-

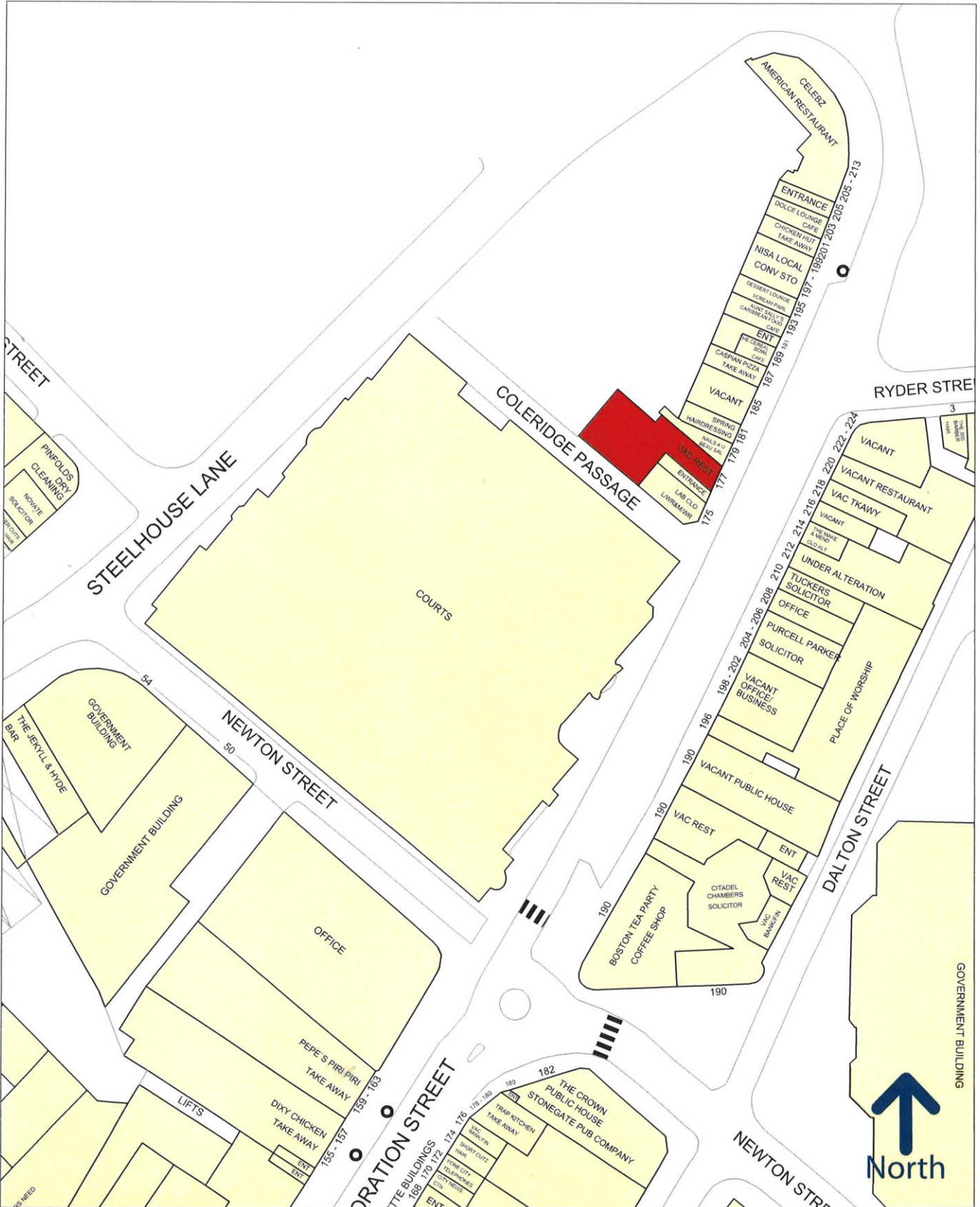
Simon Smith
Simon.smith@wrightsilverwood.co.uk
0121 410 5551

ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT

SUBJECT TO CONTRACT

May 2022

0121 454 4004



Scan Web Link

IMPORTANT NOTICE
Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.