

## RETAIL PREMISES TO LET

**181 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 and basement retail property.

### ACCOMMODATION

The premises comprise of the following approximate floor areas and dimensions:-

<b>Internal Width</b>	<b>12'6"</b>	<b>3.87m</b>
<b>Shop Depth</b>	<b>37'6"</b>	<b>11.48m</b>
<b>Ground Floor Sales Area</b>	<b>441 sq ft</b>	<b>41.01m<sup>2</sup></b>
<b>Total Basement Area</b>	<b>463 sq ft</b>	<b>43.05m<sup>2</sup></b>

### TENURE

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

### RENTAL

£18,500 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) £10,750**

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 £2,535.01 per annum.

### PLANNING

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.

### EPC

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

### LEGAL COSTS

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

### VIEWING

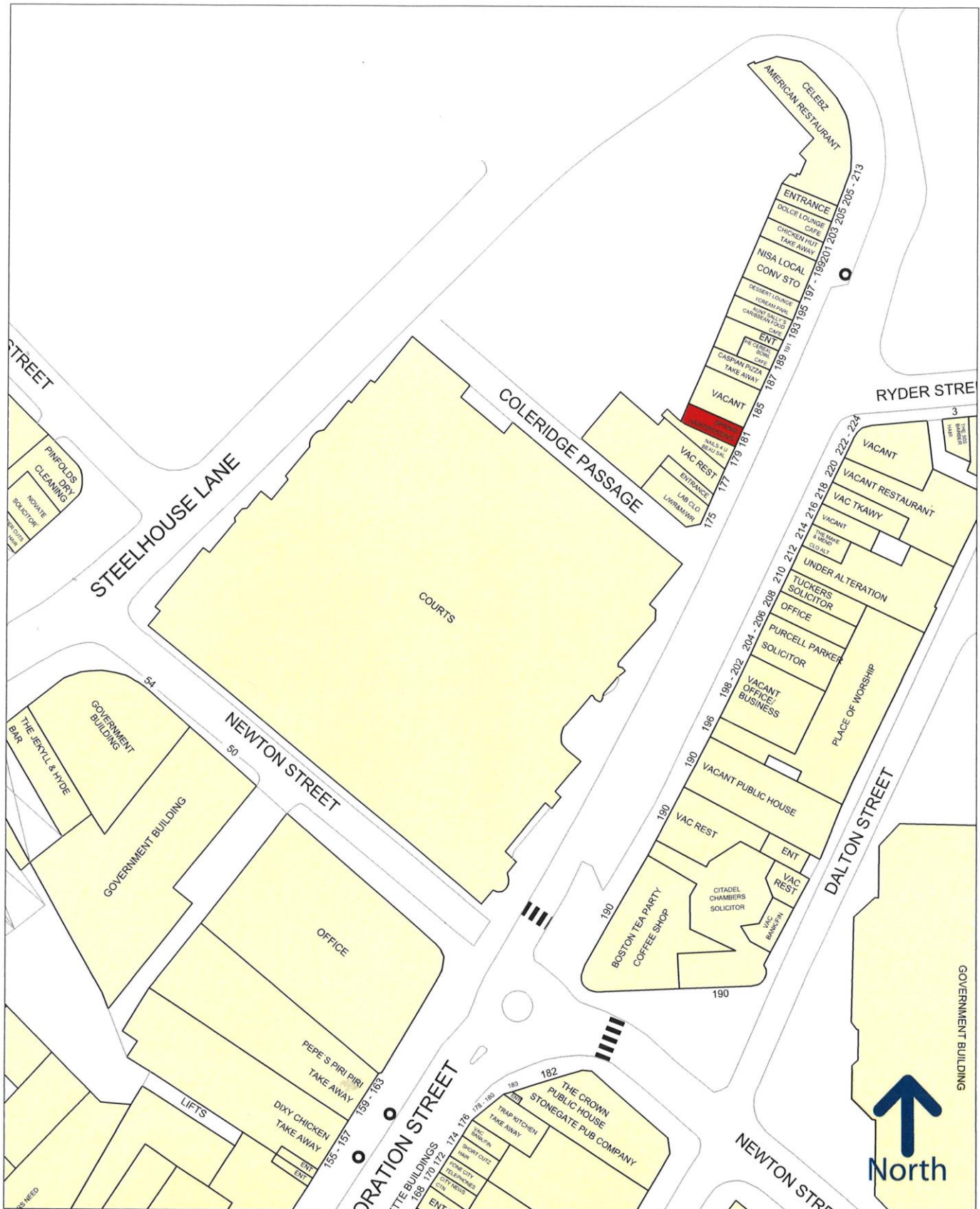
Strictly by appointment with the Sole Retained Agents:-

**Simon Smith**  
[Simon.smith@wrightsilverwood.co.uk](mailto:Simon.smith@wrightsilverwood.co.uk)  
**0121 410 5551**

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF  
VAT  
SUBJECT TO CONTRACT**

**May 2022**

**0121 454 4004**



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