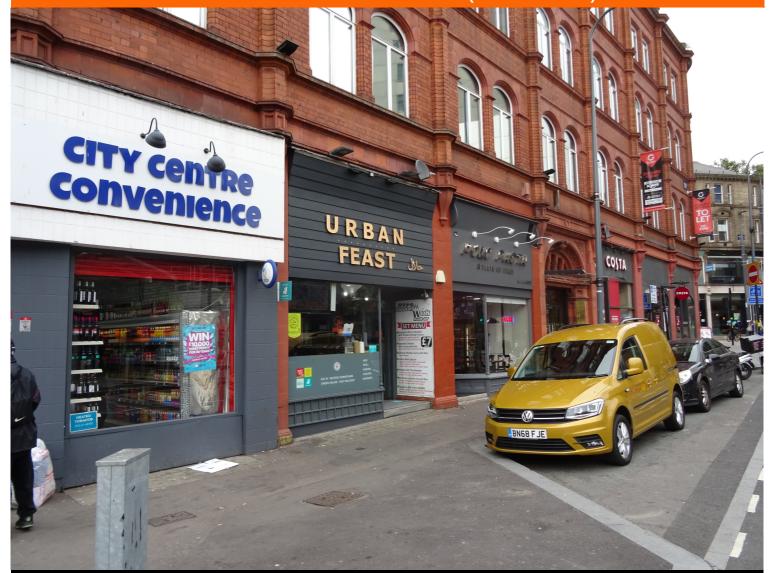


# PRIME SHOP LEASE AVAILABLE - CLASS E (A3/A5 USE)



14a Navigation Street, Birmingham, B2 4DD

## **FEATURES**

- Prime Shop Lease Available
- City Centre location opposite Grand Central
- Costa Coffee, Café Nero and Ladbrokes nearby
- Viewing by appointment only

## **CONTACT**

Mr Dominic Brown dominic@robertsonbrownuk.com 0121 503 2132



## **LOCATION**

The subject unit is positioned on Navigation Street directly opposite Grand Central and New Street Station. Multiple retailers close by include COSTA COFFEE, CAFÉ NERO and LADBROKES with a mixture of independent and local uses such as hairdressers, newsagents and takeaways.

## **TENURE**

The property is held by way of a full repairing and insuring lease until 1st August 2028 at a passing rent of £40,000 per annum. PREMIUM - Offers are invited for the benefit of the leasehold interest to include goodwill, fixtures & fittings.

#### **LEGAL COSTS**

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

EPC available upon request.

## **ACCOMODATION**

The premises is arranged over ground, basement and first floor and offers the following approximate dimensions and net internal floor areas:-

INTERNAL WIDTH 4.42m (14ft 5")

SHOP DEPTH 5.23m (17ft 2")

GROUND FLOOR SALES 23.07 sq m (248 sq ft)

BASEMENT 122.32 sq m (1,316 sq ft)

FIRST FLOOR 31.10 sq m (334 sq ft)

## RATING INFORMATION

RATEABLE VALUE £20,750 RATES PAYABLE £10,624

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.