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ROBERTSON  BROWN

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 Ladbroke's nearby
- Viewing by appointment only

CONTACT

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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