

RETAIL

ON THE INSTRUCTIONS OF ENDSLEIGH INSURANCE SERVICES LTD

193 CORPORATION STREET, BIRMINGHAM

LEASE FOR SALE

* A2 Planning *

LOCATION

The premises front the vehicular section of Corporation Street, close to the County Court. The premises are in close proximity to other well known occupiers to include **STA Travel**, **Pizza Express** and **Yate's Wine Lodge**.



ACCOMMODATION

The approximate net internal floor areas and dimensions are as follows:-

Gross Frontage:	3.89m	12 ft 9"
Internal Width:	3.89m	12 ft 9"
Shop Depth:	11.91m	39 ft 1"
Ground Floor Sales:	43.77 sq. m	471 sq. ft
Basement Staff/Storage:	38.57 sq. m	451 sq. ft
Male & Female WCs		



CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ. Facsimile: (0117) 922 5722

(0117) 922 1222

LEASE

An existing 6-year effectively full repairing and insuring lease, by way of service charge, from 20th October 2001, which is now without further review.

RENT

£10,550 per annum exclusive.

PREMIUM

Positive premium offers are invited.

PLANNING

It is understood that the premises benefit from an **A2 (financial and professional services)** planning consent, although would also be suitable for **A1 (retail)**.

RATES

We are verbally informed by the Local Rating Authority the premises are assessed as follows:-

Rateable Value:	£8,700
Rate in the £:	42.2p (2005/2006)
Rates Payable:	£3,671.40

For verification purposes and phasing/transitional relief, if appropriate, interested parties are advised to make their own enquiries of **Birmingham City Council (0121 303 1111)**.

LEGAL COSTS

The ingoing tenant would be responsible for the assignor's legal costs incurred in the transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING

Strictly by prior appointment through
Michael McMichael (michael@edwards-hardwick.co.uk) or
Stuart Williams (stuart@edwards-hardwick.co.uk) at this office.

For details of further properties marketed by this firm, please visit our website at:-
<http://www.edwards-hardwick.co.uk>

SUBJECT TO CONTRACT

APRIL 2005