

CLASS E OPPORTUNITY

BIRMINGHAM

14A STEPHENSON PLACE

SUBJECT TO VACANT POSSESSION



Description

The premises are located on a busy thoroughfare in Central Birmingham linking New Street with Grand Central. Nearby occupiers include **McDonalds, HSBC, Lloyds Bank** and **Apple**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors comprising the following approximate areas:

Ground Floor Sales	1,281 sq. ft. (119.00 sq. m)
First Floor Ancillary	380 sq. ft. (35.30 sq. m)
TOTAL	1,661 sq. ft. (154.31 sq. m)

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£115,000

per annum exclusive.

Service Charge

The service charge for the current financial year is £3,101.64 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£72,000
UBR (24/25)	0.546p

All parties are advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B 43. A full report is available upon request.

Legal Costs

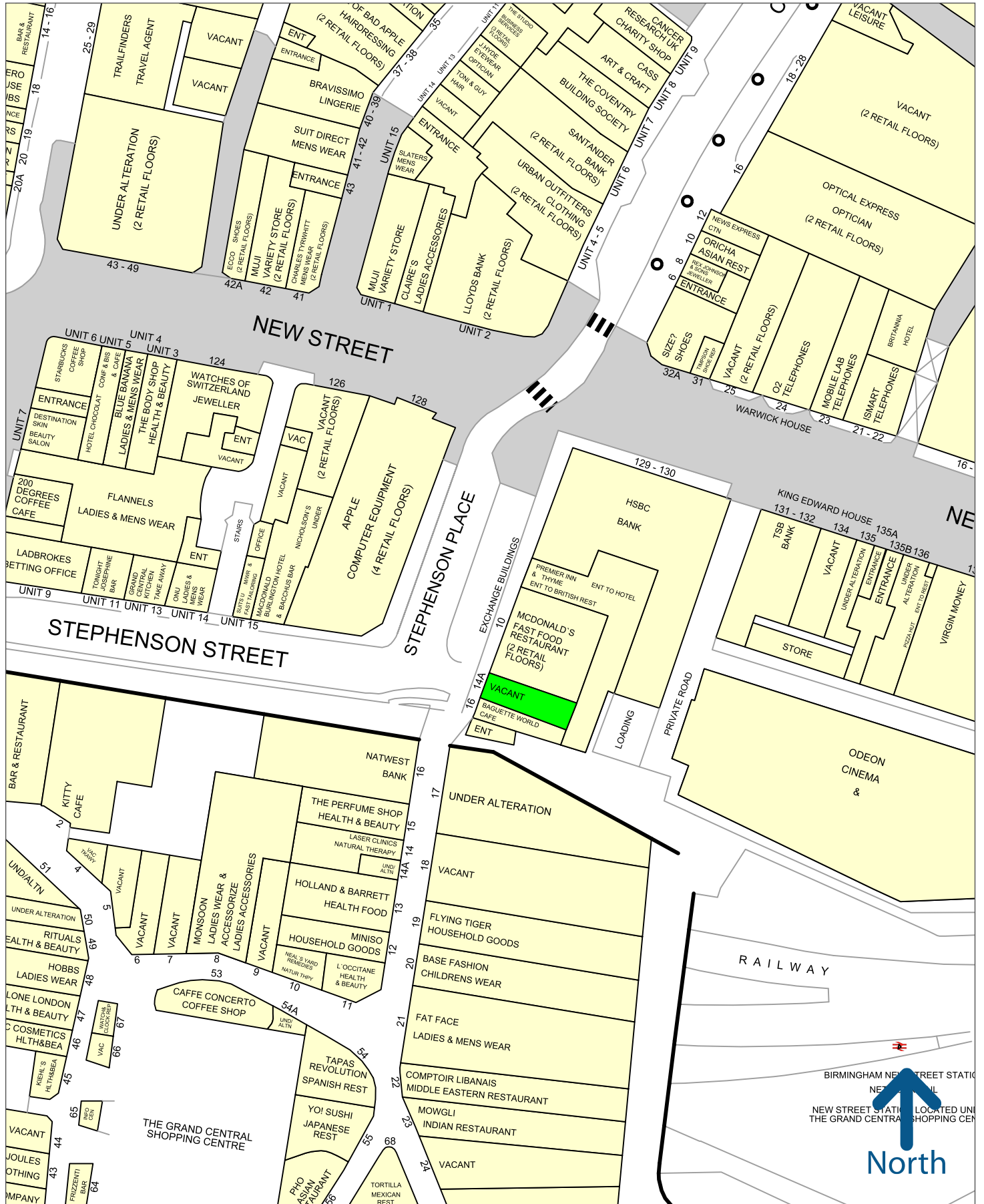
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 23/10/2024
Created By: Green and Partners