

# Office Suites - To Let

Room 16 Second Floor, 17 Cannon Street, Birmingham B2 5EN



Size: 184 Sq Ft (17.09 Sq M)

Rent: £2,500 per annum exclusive

Service Charge: £1,180 per annum

## Key Features

- Close proximity to Bull Ring Shopping Centre
- Prime location
- Served well by excellent public transport
- Walking distance to renowned Grand Central Station

### Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
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## Location

17 Cannon Street is located in the city centre on a quiet street adjoining Cherry Street and close to Corporation Street.

## Description

Second floor room in 17 Cannon Street, which is a mixed-use Victorian building in Birmingham City centre. It has retail on the ground floor and offices above.

It is situated on a quiet street located very centrally, adjoining the main thoroughfare of Cherry Street.

The accommodation is to be used solely for office purposes only between the hours of 8.30 and 18.00 hours Monday to Friday inclusive, and 8.30 and 13.00 hours on Saturdays. Access on Saturdays is via a coded lock.

## Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## Tenure

The premises are available leasehold.

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease (or multiples thereof).

## Rent

£2,500 per annum

## Service Charge

A Service Charge of £1,180 per annum will be payable to cover the cost of additional services provided by the Landlord.

## VAT

VAT is not applicable to this property.

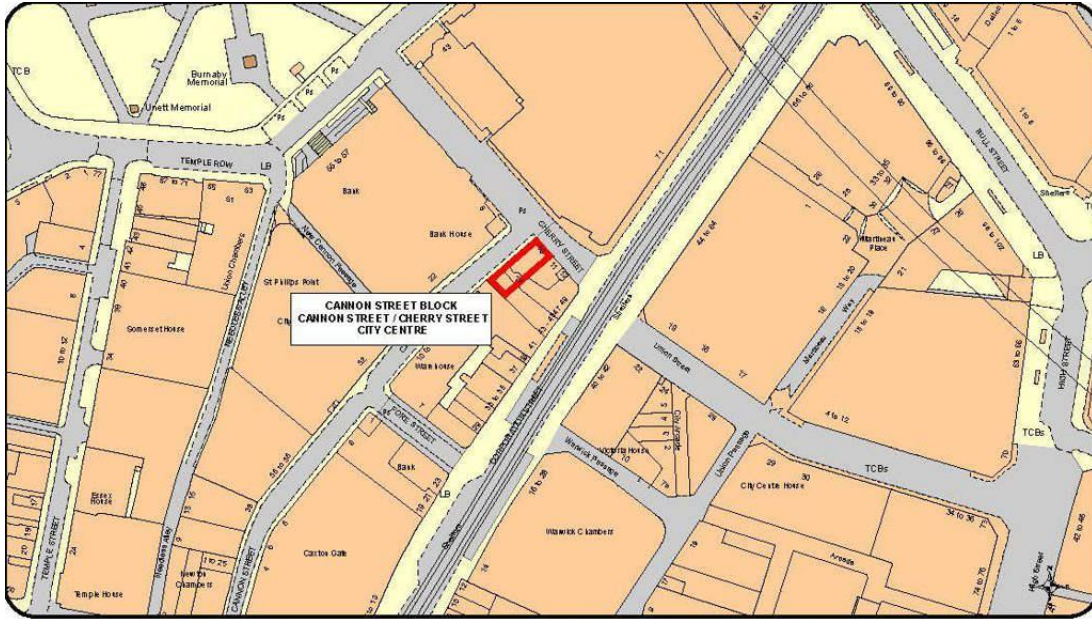
## Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

## Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email [bpslettings@birmingham.gov.uk](mailto:bpslettings@birmingham.gov.uk)



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