

## Birmingham - 40 New Street - PRIME Corner Shop To Let

- 100% Prime Location
- Opposite Apple Flagship Store
- AI Retail, but other uses considered, STPP

### Location

The unit is located in a prime location in Birmingham City Centre, on New Street, directly opposite the flagship **Apple** store, and opposite one of the main entrances to New Street Station and Grand Central. Other occupiers in the vicinity include **Oasis**, **Watches of Switzerland**, and **Muji**.

### Size

The property is arranged over ground and basement floors, with the following approximate dimensions and areas:

Internal Width	30 ft	9.14 m
Ground Floor Sales	1,889 sq ft	177.6 sq m
Basement Sales	2,033 sq ft	188.9 sq m
Basement Storage	563 sq ft	52.3 sq m

### Lease

The unit is available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews, subject to the landlords providing vacant possession of the property.



### Rent

£205,000 per annum exclusive of VAT, business rates, and service charge of circa £11,992 per year.

### Business Rates

Rateable Value £240,000

Interested parties should verify these figures with the Local Authority.

### EPC

An EPC is available on request.  
Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information  
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,  
W1J 0DG

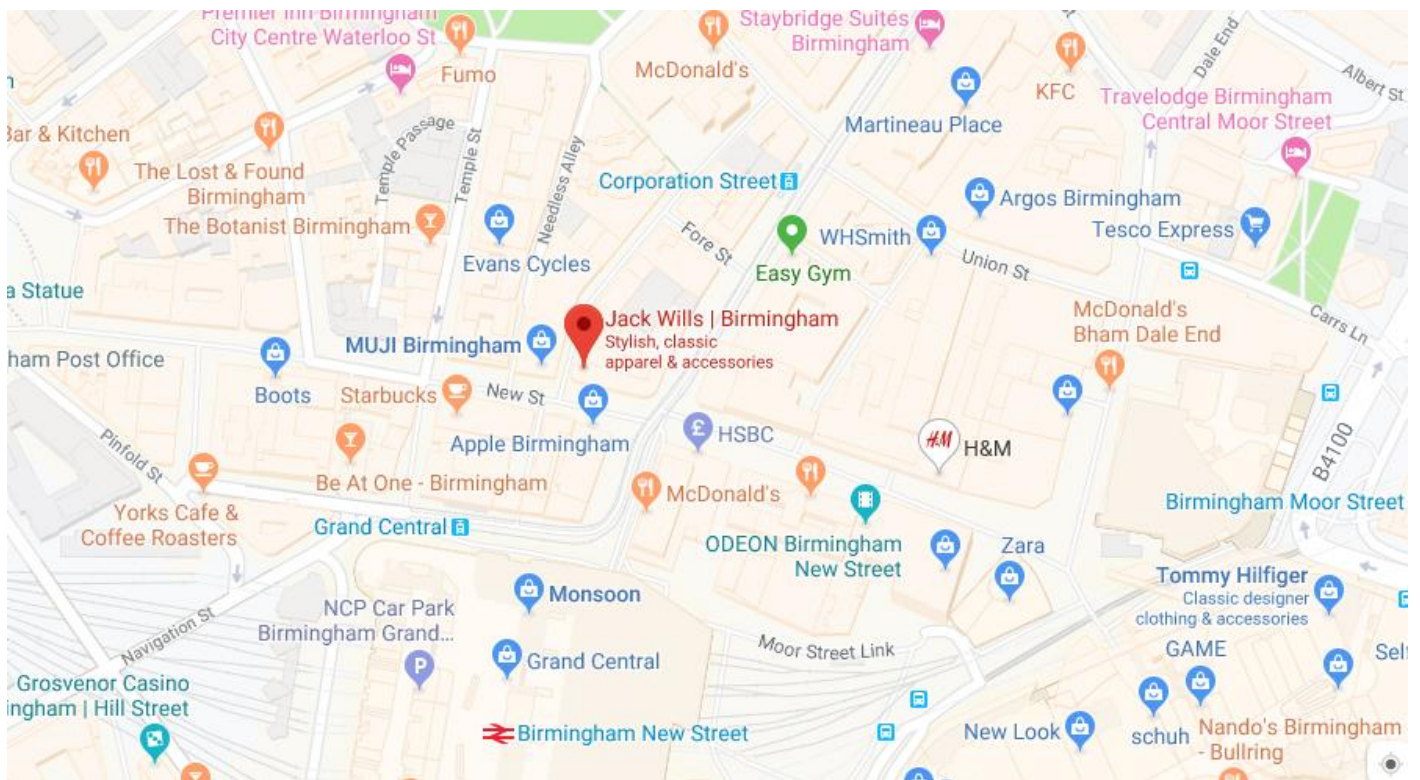
0203 432 4300

Myles McKinnon MRICS

Tel 0203 411 0007 | Mob 07920 020123  
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518  
william@mckinnonnelson.co.uk



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