



**CUSHMAN &
WAKEFIELD**

**RETAIL UNIT
FOR SALE / TO LET**

Birmingham

The Glasshouse, Canal Square - B16 8FL



LOCATION

Birmingham is situated in the heart of the West Midlands conurbation and close to a number of major motorway routes. Principle access to the City Centre is via the Aston Expressway (A38M) which is linked to Junction 6 of the M6 Motorway.

SITUATION

The subject premises are situated on the ground floor of the Glasshouse residential development in an attractive canalside position at Canal Square, on the west side of the canal opposite Liberty Place. Brindley Place is within 0.3 miles. Occupiers close by include a range of local shops, restaurants and bars, together with a number of apartments.

DISPOSAL TERMS

The property is either available by way of a new lease, on terms to be agreed or Freehold further details on request

RENT

Rental offers are invited in the region of £35,000 per annum exclusive.

EPC

The property has an EPC rating of E-125. A copy of the energy performance certificate is available upon request.

Accommodation

Gross Frontage	14.45 m	47ft 5ins
Built Depth	18.45 m	60ft 6ins
Ground Floor	219.24 sq m	2,360 sq ft

Business Rates and Service Charge

Rateable Value (2017)	£27,250
Uniform Business Rates (2018/19) (exclusive of water & sewerage)	0.466 pence
Service Charge	£4,118.02

Interested parties are to verify with the Valuation Office Agency regarding Transitional Rates Relief.

For more information, please contact:

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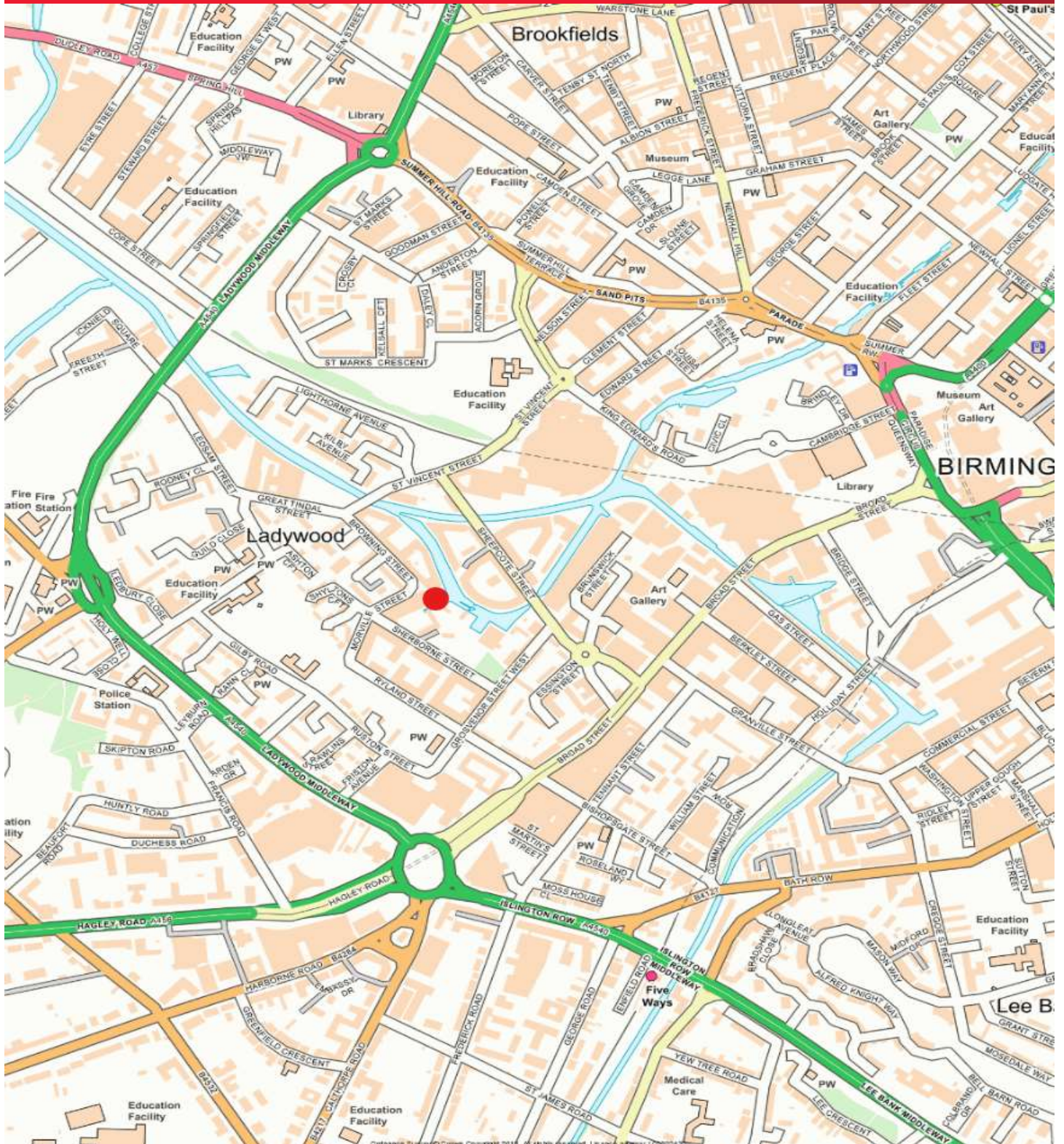
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