



**Birmingham B2 5AR**

**10 Cherry Street**

**E Class Unit To Let**

**Suitable for:**

- **Grab & go operators**
- **Coffee shops**
  - **Retail**
- **Prime corner location**

## LOCATION

Cherry Street is a high footfall location linking the office population around Cathedral Square and Colmore Row, and the main shopping district.

Retailers in close proximity include Greggs, McDonalds, Superdrug, Poundland and Staybridge Suites. The House of Fraser is due to undergo redevelopment to include retail, F&B, leisure and a hotel.

The property is equidistant between New Street and Snow Hill Station.

## AREAS

Ground Floor:	872 sq ft	81.01 sq m
Mezzanine	130 sq ft	11.15 sq m
Basement:	420 sq ft	39.02 sq m
Lower Basement:	1,528 sq ft	141.96 sq m

## TERMS

The lease is available by way of assignment of the current lease expiring 20th March 2027, outside the Landlord & Tenant Act 1954 at a passing rent of £81,000 pa. However, there may be the possibility of a new lease direct from the Landlord.

## USE

E Class - suitable for a grab & go operator, coffee or retail uses.

## RATEABLE VALUE

£99,000.

## EPC

Available upon request.



As the second largest city in the UK – Birmingham’s population is set to hit 1.24 million by 2030!

Birmingham is one of the youngest cities in Europe – 60% of the population are under 35%

Eastside Locks £450m canalside redevelopment



Birmingham Smithfield £1.5b Regeneration

Paradise City £700m New Urban Neighbourhood



Snow Hill Estate - Birmingham's Canary Wharf!

HS2 Birmingham Curzon



### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



### VIEWING

For further information, please contact:

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### IMPORTANT NOTICE:

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