

**PROMINENT CORNER UNIT  
AVAILABLE IN BUSY LOCATION**  
574 Bearwood Road, Bearwood,  
Birmingham, B66 4BW



**LOCATION**

Bearwood is a busy neighbourhood shopping area situated approximately 3 miles west of Birmingham city centre.

**DESCRIPTION**

The property is situated at the southern end of Bearwood Road close to its junction with Hagley Road. Nearby occupiers include **Boots**, **Thomson Travel** and **Halifax**.

**ACCOMODATION**

The premises comprise of the following approximate floor areas:

**Ground Floor Area:**     **153.01m<sup>2</sup>**       **1,647 sq ft**

**TENURE**

The property is available by way of a new 5 year full repairing and insuring lease without rent review.

**EPC**

Energy Performance Asset Rating of the premises currently falls within category D (83).

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

**RENT**

**£20,000** per annum exclusive of rates, service charge and VAT

**RATEABLE VALUE**

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE**                             **£28,500**

**(2017 Assessment)**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

**LEGAL COSTS**

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

**VIEWINGS**

Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**



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