

PROMINENT RETAIL UNIT TO LET

**Robertson
Brown**

RETAIL



Erdington

179 High Street
B23 6SY

LOCATION

The subject property occupies a prominent trading position within close proximity to **BETFRED, POUNDLAND, SAVERS** and **PDSA** etc.

ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

GROSS FRONTAGE	7.04 m	(23ft '1")
INTERNAL WIDTH	6.94 m	(22ft '9")
SHOP DEPTH	26.79 m	(87ft '11")
GROUND FLOOR SALES AREA	176 sq m	(1,894 sq ft)
ANCILLARY	9.38 sq m	(101 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£35,000 per annum** exclusive of business rates and VAT.

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE	£31,500
RATES PAYABLE	£14,427

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

LEGAL COSTS

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

EPC available upon request.

VIEWING

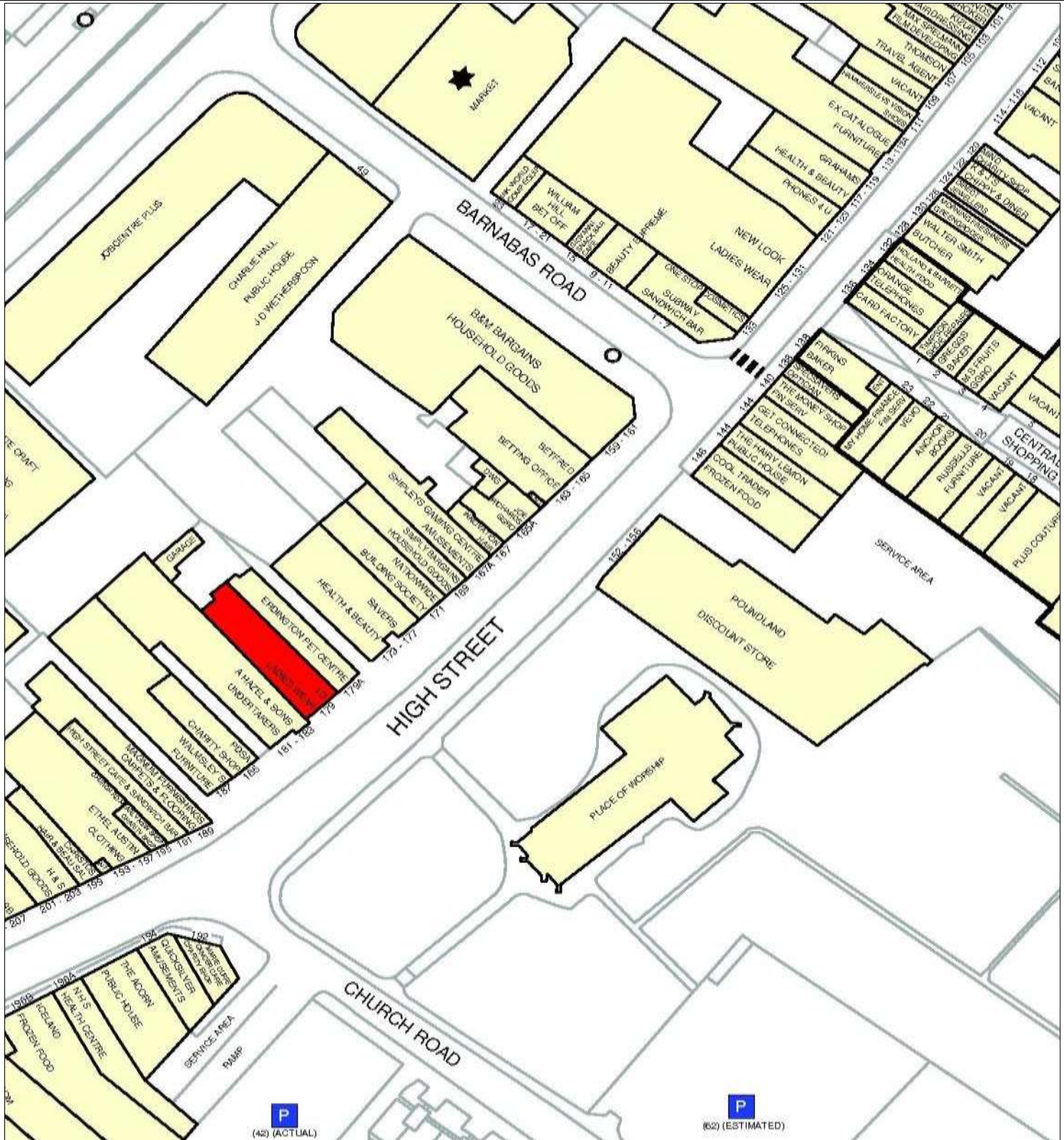
By arrangement via Robertson Brown Ltd.

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179 HIGH STREET, ERDINGTON



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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