

LOCATION

Acocks Green is a busy Birmingham suburb located on the main A41 approximately 6 miles south east of the city centre.

It provides a strong retail offer stretching between Wilko's and Aldi with the subject premises in a good location with Ladbrooks, Subway, Boots, Lloyds Bank and Argos all within the immediate vicinity.

ACCOMODATION

The property is arranged over ground and first floors with a rear yard.

LEASE

The premises are available by way of a new under lease for a term to be agreed on effectively full repairing and insuring terms.

RENT

£32,500 per annum exclusive.

LEGAL COSTS

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

EPC

A copy of the energy performance certificate is available upon request.

Accommodation

Ground Floor	1,623 sq ft	150.8 sqm
First Floor	1,348 sq ft	125.30 sqm

Business Rates and Service Charge

Rateable Value (2017)	£34,000
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	£16,694
Service Charge	

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

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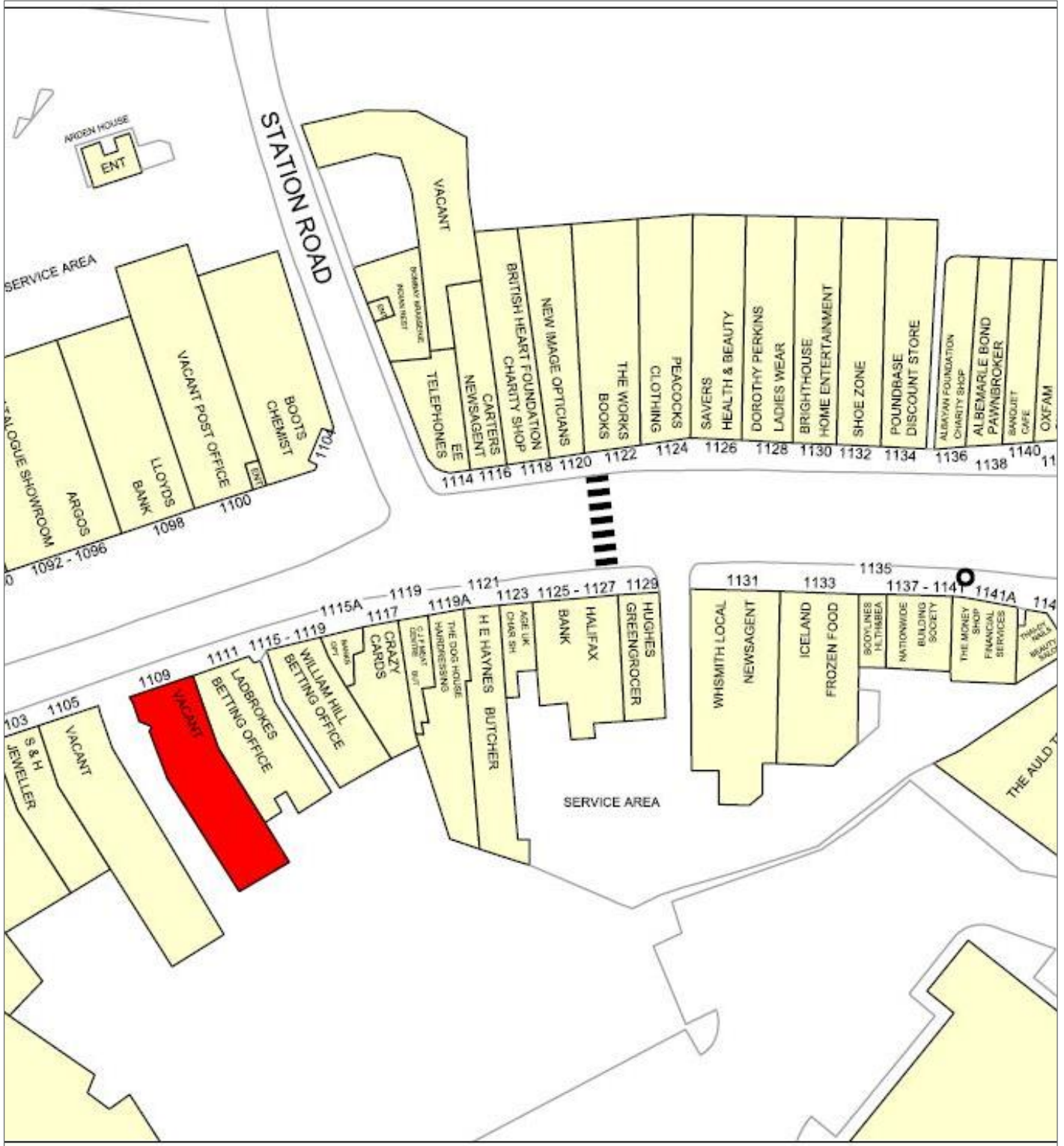
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