

Unit 22-24 Timberley Lane, Birmingham, B34 7EH



TO LET

Retail Premises Located in Busy Shopping Parade

Net Internal Area: 2,125 ft² (197.41 M²)

Location

The property is located within Castle Bromwich which is a mixed residential and industrial area some 6 miles distant from Birmingham City Centre and home to Jaguar Land Rover.

Castle Bromwich is easily accessed via J5 M6 motorway and is well served by road and public transport links including A38 Tyburn Road.

Description

The property is located within Castle Bromwich Shopping Centre which is directly accessed via the Chester Road (B4114) which is a main arterial route into Birmingham City Centre.

The scheme is anchored by Tesco Metro and Iceland Food and has the benefit of 78 on site car parking spaces.

Other nearby retailers include Greggs, Card Factory, Savers and Betfred.

Accommodation

	ft ²	m ²
Ground Floor Sales Area	1,194	110.93
First Floor	931	86.49

Terms / Tenure

The property is available on a new lease, with length to be agreed, at £40,000 per annum.

The property is available immediately upon completion of legal formalities.

VAT

All prices quoted are exclusive of VAT which may be payable.

Service Charge

A service charge is levied for the maintenance and upkeep of communal areas. We understand that the service charge payable is currently £4,918 plus VAT.

Rateable Value

£27,750

All parties are advised to contact Birmingham City Council Rates Department for further clarification.

Energy Performance Certificate

EPC Rating C (73)

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

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

Viewings

Strictly via the letting agents Siddall Jones on 0121 638 0500 or Creative Retail on 0121 400 0407

