

Cottons

CHARTERED SURVEYORS

TO LET – GROUND-FLOOR COMMERCIAL
PREMISES

32 Newton Road, Great Barr, Birmingham,
B43 6BW

Rent £13,000, per annum, exclusive



- New lease terms by negotiation
- Qualifying occupiers benefit from Small Business Rates Relief
- EPC Rating B - 42
- Busy main road location
- No VAT on rent
- First-floor accommodation excluded

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

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Economical ground-floor business premises, occupying a busy, prominent, main road location, on the edge of Great Barr shopping area. Retail area 701 sq ft. (65.1 sq m.), Kitchen/Rest Room 118 sq ft. (11.0 sq m.) Available by way of a new lease at a rent of £13,000, per annum, exclusive.

Location/Description

The property occupies a prominent main road location, on the South side of Newton Road (A4041), close to its busy junction with Walsall Road (A34), approximately 1/2 mile South of Junction 7 of the M6 motorway. The property is approximately 6 miles Northwest of Birmingham City Centre and 5 miles South-East of Walsall Town Centre.

The property comprises ground-floor commercial premises, forming part of a two-storey building of traditional construction. The first-floor accommodation is not included and is separately let.

Accommodation

Ground-Floor Retail Area 701 sq ft. (65.1 sq m.) Customer toilet with W/C and wash basin, Kitchen/Rest Room 118 sq ft. (11.0 sq m.) Staff toilet with W/C and wash basin. TOTAL NET INTERNAL AREA 819 sq ft. (76.1 sq m.)

Lease

The premises are To Let by way of a new Effective Tenant's Full Repairing and Insuring Lease, for a term of 6-years from completion, with an upwards-only rent review, effective on the third anniversary of the term commencement date. Other lease lengths may be available, by way of negotiation.

Rent

£13,000, (Thirteen Thousand Pounds), per annum exclusive, payable quarterly in advance, on the standard quarter days.

VAT

The VAT exemption for the property has not been waived and so the rent will not attract VAT.

Rating Assessment

We have made informal enquiries of the Valuation Office Agency website and have established the premises have a Rateable Value of £12,500, in the 2023 Rating List. Qualifying occupiers may benefit from Small Business Rates Relief. Interested parties should make further enquiries of the charging authority, to establish their individual liability for Business Rates.

Energy Performance Certificate (EPC)

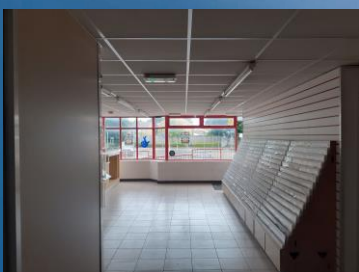
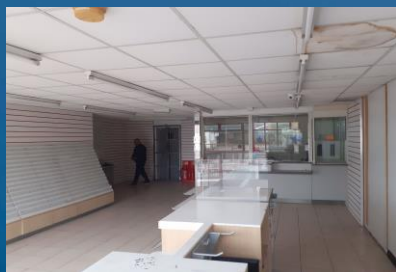
Rating B-42. Please see Energy Performance Certificate attached to these Letting Particulars.

Legal Costs

Each party shall bear their own Legal Costs incurred in connection with the preparation and completion of a new lease.

Viewings

Strictly by appointment with the Sole Agents, Cottons Chartered Surveyors, Telephone: 0121 247 2233, 0121 247 2020, Contact: Stephen Sutton email ssutton@cottons.co.uk and Amanda Starkey astarkey@cottons.co.uk.



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