

## RETAIL UNIT AVAILABLE IN BUSY LOCATION

608 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 and dimensions:

<b>Internal Width:</b>	<b>4.83m</b>	<b>15'10"</b>
<b>Ground Floor Sales:</b>	<b>48.23m<sup>2</sup></b>	<b>519 sq ft</b>
<b>Rear Ancillary:</b>	<b>34.50m<sup>2</sup></b>	<b>371 sq ft</b>

### 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 C (70).

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

### RENT

**£15,000** 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** **£16,000**  
**(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.

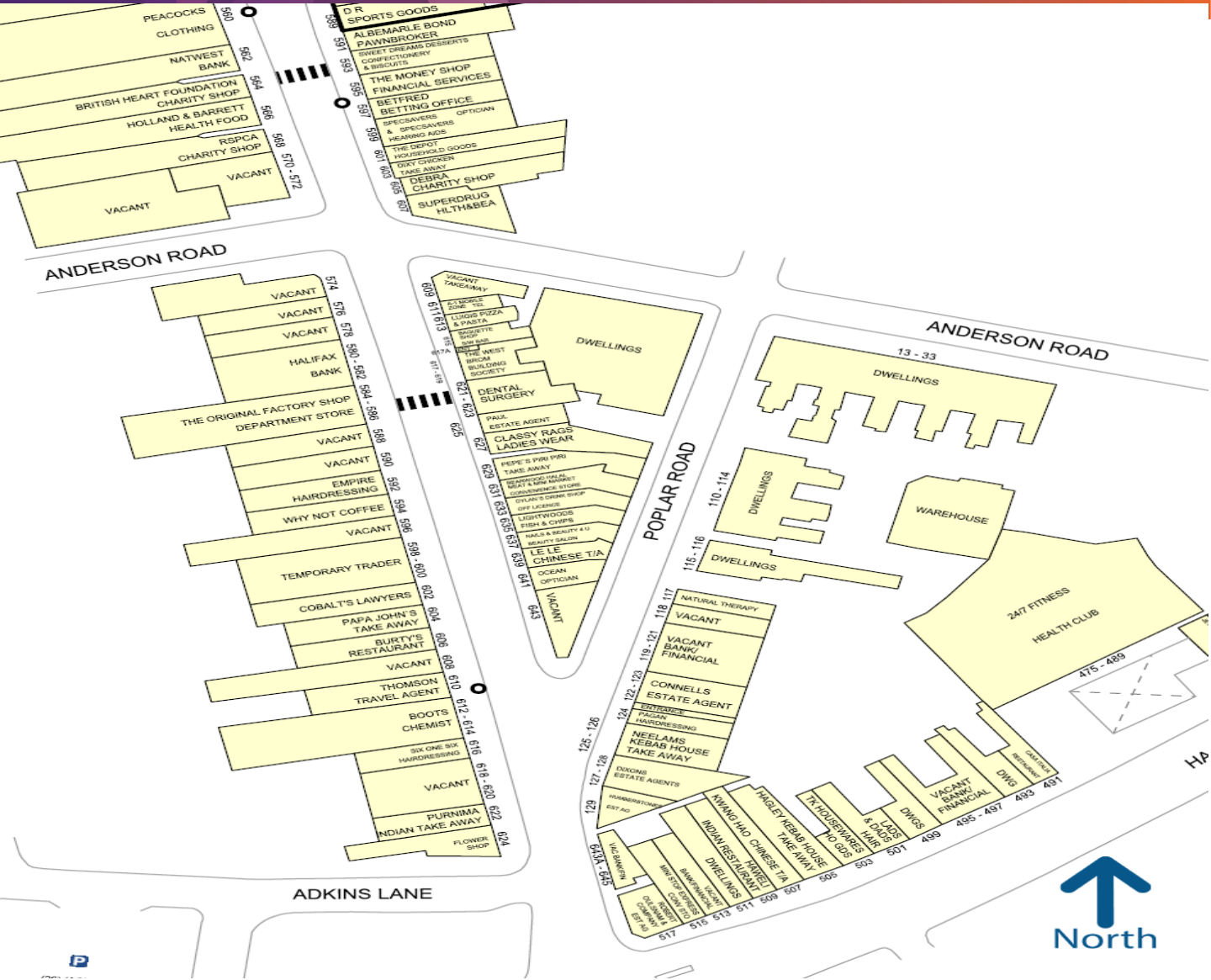
### VIEWINGS

Strictly by appointment with the Joint Retained Agents

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

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