

0121 503 2130

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ROBERTSON  BROWN

## SHOP TO LET



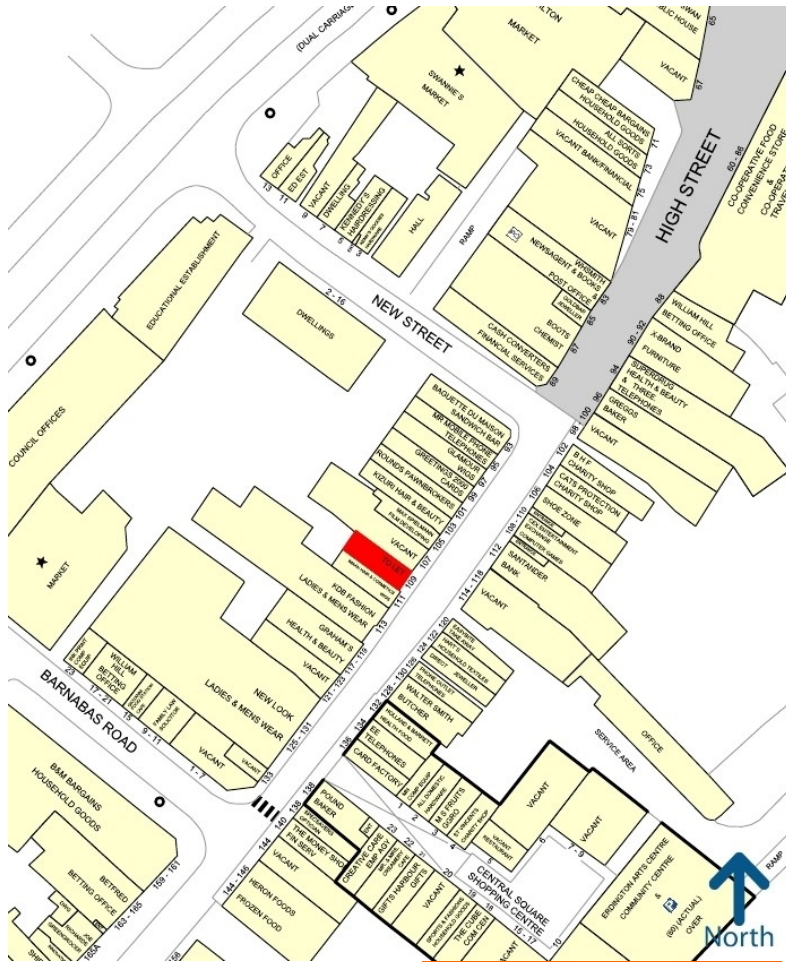
109 High Street, Erdington, West Midlands B23 6SA

### FEATURES

- Shop to let
- Quoting rent of £16,000 per annum
- Prominent trading position
- Viewing by appointment only

### CONTACT

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## LOCATION

Erdington is a busy suburb located 4 miles north east of Birmingham City Centre. The subject premises occupies a good trading position on the high street and in close proximity to MAX SPIELMANN, NEW LOOK, HOLLAND & BARRATT and CARD FACTORY etc.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed subject to five yearly upward only rent reviews at a quoting rental of £16,000 per annum exclusive of business rates service charge and VAT.

## LEGAL COSTS

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

EPC available upon request.

## ACCOMMODATION

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

GROSS FRONTAGE 5.67 m (18ft '7")

INTERNAL WIDTH 5.5m (18 '1"ft)

SHOP DEPTH 16.31 m (53ft '6")

GROUND FLOOR SALES AREA 88.91 sq m (957 sq ft)

GROUND FLOOR ANCILLARY 28.71 sq m (309 sq ft)

## RATING INFORMATION

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

RATEABLE VALUE £21,250

RATES PAYABLE £9,732

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.