# pennycuick collins CHARTERED SURVEYORS



## TO LET

### **Ground Floor Retail Unit**

925 Walsall Road, Great Barr, Birmingham. B42 1TN 820 sq. ft (76 sq. m) NIA

£18,000 per annum

#### LOCATION

The property forms part of a busy retail parade on a major arterial route into Birmingham City Centre and connection to junction 7 of the M6 Motorway. Nearby occupiers include Lloyds Pharmacy, The West Brom Building Society, Swinton Insurance, Poundland and many independent traders including estate agents.

#### **DESCRIPTION**

The retail unit comprises the ground floor only of a mid-terrace two storey building of brick construction under a pitched tiled roof.

#### **ACCOMMODATION**

	sq. m	sq. ft
Ground floor	76.20	820

#### **RENT**

Quoting rent is £18,000 per annuum exclusive.

#### **LEASE TERMS**

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

#### **BUSINESS RATES**

925 Walsall Road is assessed by the Valuation Office Agency as a single property with a total Rateable Value of £11,750



#### UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs.

#### **SERVICE CHARGE**

The landlord may operate a service charge.

#### **VAT**

All figures are exclusive of VAT which **will** be charged at the standard rate.

#### **EPC**



#### **VIEWING**

Strictly by prior appointment:

#### **Richard Bache**

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#### **Jack Summers**

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**SUBJECT TO CONTRACT September 2020** 

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