



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 annum 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

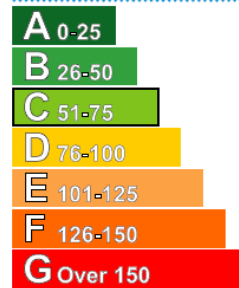
The landlord may operate a service charge.

VAT

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

EPC

More energy efficient



64 This is how energy efficient the building is.

Less energy efficient

VIEWING

Strictly by prior appointment:

Richard Bache

richard.bache@pennycuick.co.uk

Jack Summers

Jack.summers@pennycuick.co.uk

SUBJECT TO CONTRACT

September 2020