

BURLEY BROWNE

www.burleybrowne.co.uk

RETAIL UNIT

TO LET

**562 BEARWOOD ROAD
BEARWOOD
WEST MIDLANDS
B66 4BT**



**Ground Floor Sales Area 106.28m²/1,144 sq ft
First and Second Floor Ancillary Accommodation 60.76m²/654 sq ft**

Prominent location within a popular retail parade

NEW SHOP FRONT

**Neighbouring retailers include Lloyds Pharmacy, Holland & Barrett, Peacocks,
Costa Coffee, Specsavers & Aldi**

0121 321 3441

LOCATION

Smethwick is a suburb of Birmingham, located approximately 3 miles to the west of the City centre.

The property is situated in a prominent and busy trading location fronting Bearwood Road. Occupiers within the immediate locality include **Holland & Barrett, Peacocks, Costa Coffee, Scrivens** and **Aldi**.

The premises are highlighted red on the attached Street Traders plan.

DESCRIPTION

The premises comprise a modern ground floor retail unit with ancillary storage, kitchen and WCs to the first and second floor.

The premises comprise the following approximate floor areas and dimensions:

Internal width (minimum) 5.55m / 18'2"
Internal width (maximum) 6.03m / 19'9"
Shop depth 19.99m / 65'7"

Ground Floor Sales Area:

106.28m²/1,144 sq ft.

Ground Floor Stores 10.45m²/112 sq ft
First / Second Floor Ancillary
60.76m²/654 sq ft.

LEASE

The premises are available by way of a new full repairing and insuring lease for a minimum 5 years or multiples thereof.

RENT

£28,500 per annum exclusive.

BUSINESS RATES

Rateable Value £22,500 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £11,047 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band C.

A copy of the Energy Performance Certificate is available upon request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact

Burley Browne on 0121 321 3441.

***For further information contact:
David Hemming/Steven Hannaford.***

***Or joint agents:
Fifield Glyn Limited 01606 351351
Contact: Steve Jones***



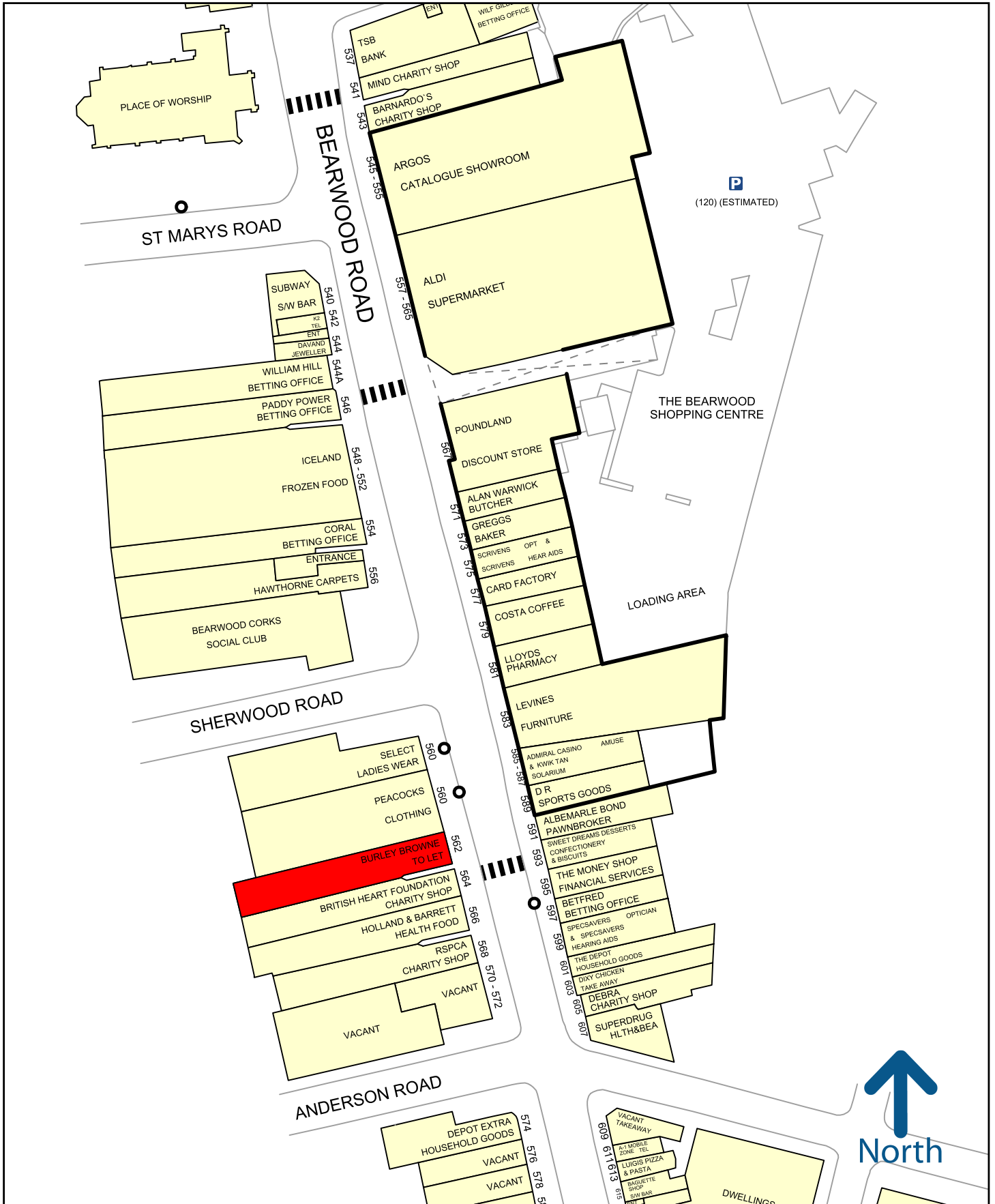
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



50 metres

Experian Goad Plan Created: 10/10/2018

Created By: Burley Browne



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**