

BURLEY BROWNE

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RETAIL UNIT

TO LET

**49 STATION ROAD
ERDINGTON
BIRMINGHAM
B23 6UE**



Prominent corner position in popular local retail parade

Retail Sales Area - 75.95 sq m / 817 sq ft

Located within walking distance of Erdington Railway Station and the busy Cross City Line linking Birmingham City Centre to Sutton Coldfield and Lichfield.

0121 321 3441

LOCATION

The property is prominently situated on the corner of Station Road and Johnson Road, close to its junction with Summer Road within the Erdington district of Birmingham.

The immediate surrounding area provides a popular local retail location with all amenities nearby together with good transport links including Erdington railway station which is within short walking distance.

Erdington is situated to the north of Birmingham City Centre. Sutton Coldfield Town Centre is approximately 4 miles away and the property is excellently placed for access to the Midland motorway network.

DESCRIPTION

The property comprises a ground floor retail unit with glazed frontages to both Station Road and Johnson Road provides an open plan retail area with adjoining kitchen and separate WC.

The retail unit has a suspended ceiling with recessed strip and spot lighting, vinyl floor covering and wall mounted electric heating (not tested).

The premises comprises the following approximate floor areas and dimensions:

Internal width (max) 5.36 m / 17'7"
Retail sales depth 14.46m / 47'5"

Retail Sales Area - 75.95 sq m / 817 sq ft
Kitchen 4.73 sq m / 51 sq ft

LEASE

The property is available To Let by way of a new 5 year lease.

The tenant will be tenant responsible for the maintenance and repair of the shop front and interior together with the ground floor exterior.

RENT

£8750 per annum exclusive

BUSINESS RATES

Rateable Value £8,300 obtained from the Valuation Office Rating List.

Rates Payable 2020/2021 £4,141.70 prior to any transitional arrangements.

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

However, businesses may benefit from 100% small business rate relief in 2020/21 on this property.

ENERGY PERFORMANCE CERTIFICATE

Energy Assessment Rating C - 67

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable in this instance.

VIEWING

Strictly by prior appointment through the sole agent, Burley Browne.

Please contact: -

David Hemming MRICS

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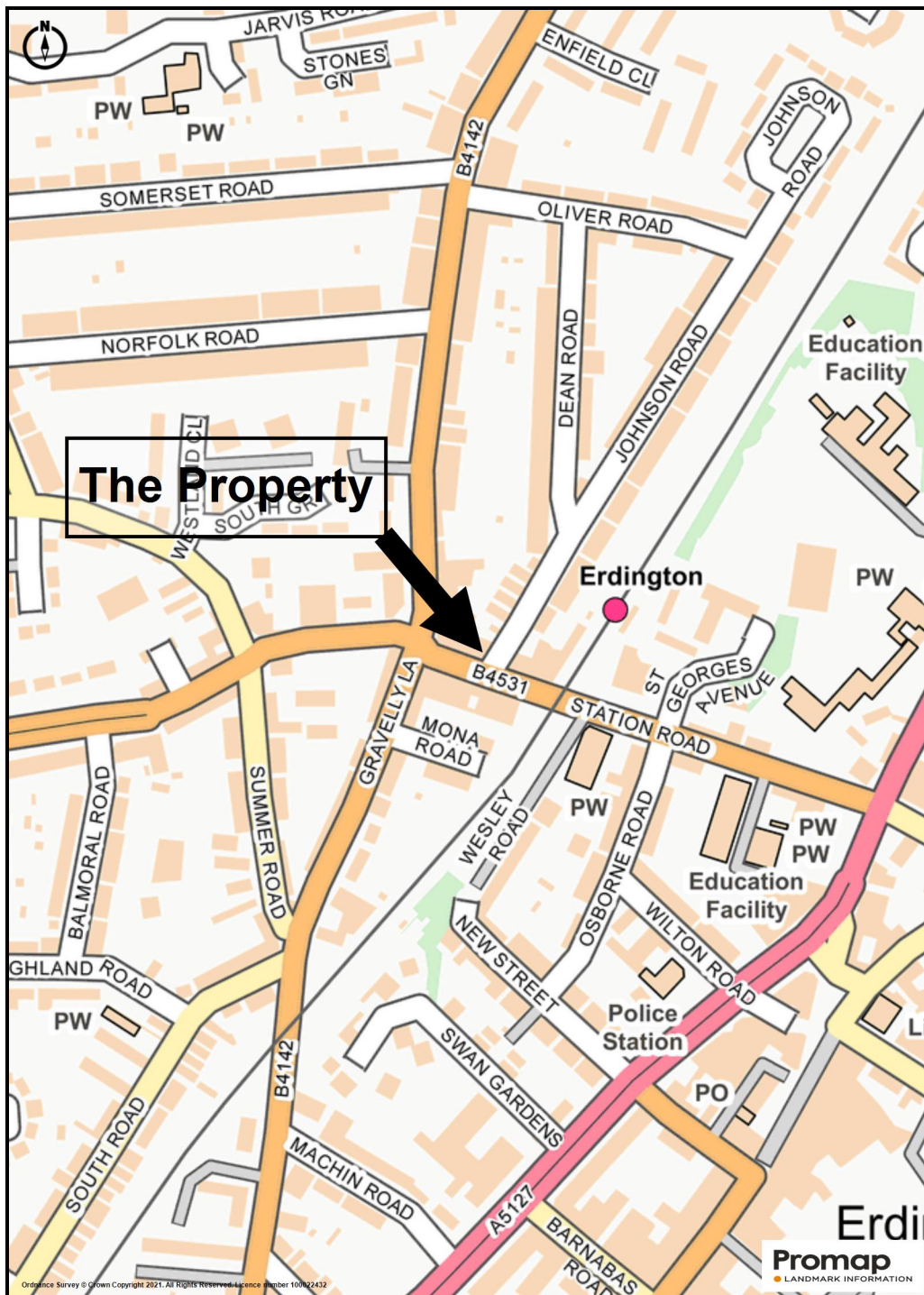
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



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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