

0121 503 2130

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ROBERTSON  BROWN

## RETAIL UNIT TO LET



430-432 Kingstanding Road, Kingstanding, B44 9SA

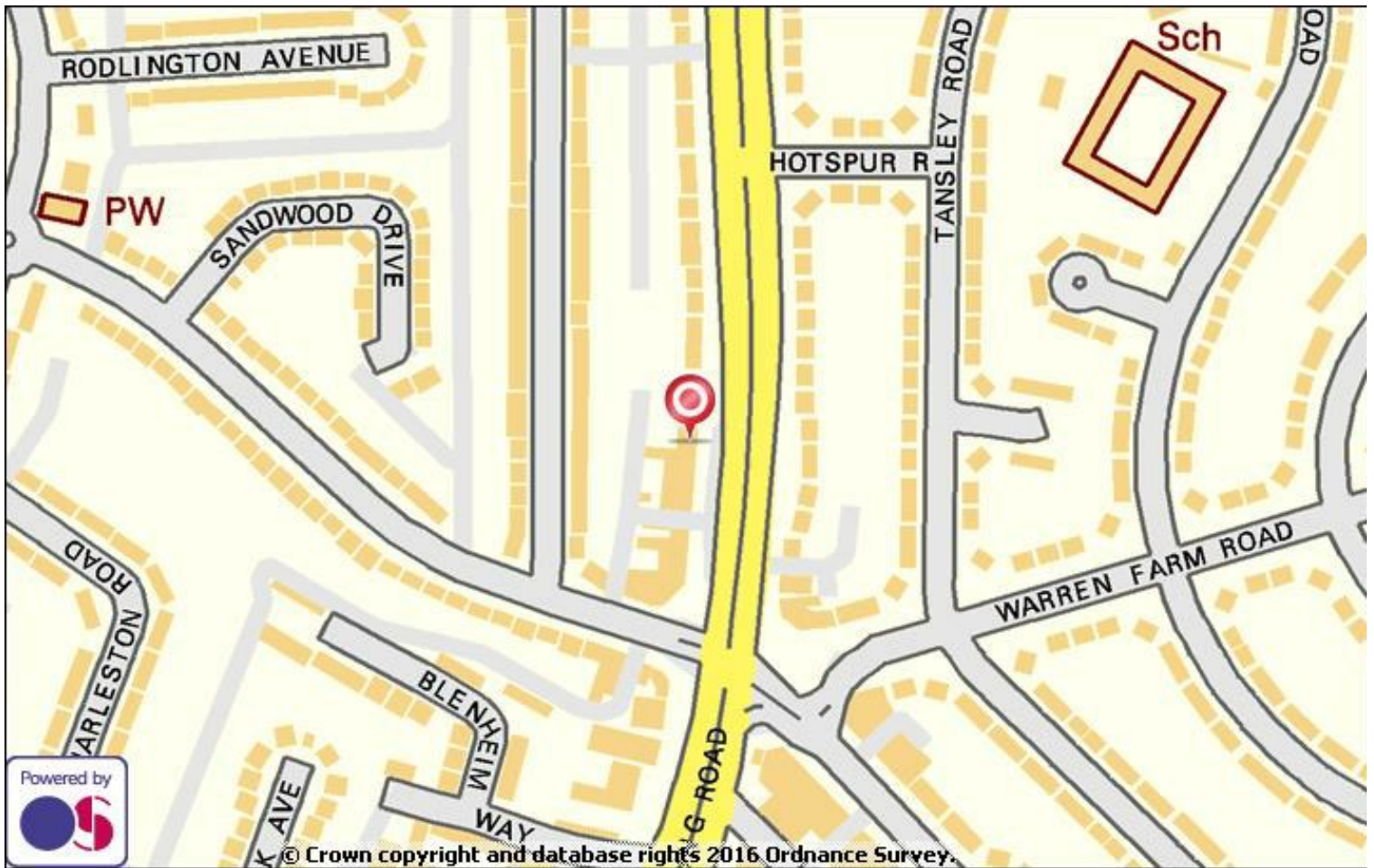
### FEATURES

- Commencing rental of £17,000 per annum
- Positioned on the main Kingstanding Road
- Nearby to Lloyds Pharmacy and Coral's
- Viewing by appointment only

### CONTACT

Mr Dominic Brown  
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0121 503 2132





## LOCATION

The subject unit is located on the main B4138 Kingstanding Road, a thoroughfare to surrounding areas such as Sutton Coldfield and Great Barr. Positioned in close proximity to the junction of Dyas Road and Howarth Road, the unit is adjacent to LLOYDS PHARMACY and nearby to ST GILES HOSPICE and CORAL BOOKMAKERS.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £17,000 per annum.

## 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 and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 11.35m (37ft 2")

SHOP DEPTH 14.18m (46ft 5")

GROUND FLOOR SALES 160.54 sq m (1,728 sq ft)

## RATING INFORMATION

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

RATEABLE VALUE £11,500

RATES PAYABLE £5,313