

BURLEY BROWNE

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RETAIL UNIT

TO LET

**466 COLLEGE ROAD
KINGSTANDING
BIRMINGHAM
WEST MIDLANDS
B44 0HL**



Self-contained ground floor unit in popular local parade

Net Internal Floor Area 95.35 sq m / 1,026 sq ft or thereabouts

Prominent frontage to busy main road (A453) close to Aldi & William Hill

0121 321 3441

LOCATION

The shop is well situated fronting the main College Road (A453), a short distance from its junction with Hawthorn Road. The property is therefore within an old established residential area and neighbouring retailers include **Aldi** and **William Hill**.

Sutton Coldfield Town Centre is approximately 5 miles away to the north east and the property is excellently placed for access to Birmingham City Centre via the A34 trunk road.

DESCRIPTION

The property comprises a self-contained ground floor retail unit benefiting from glazed shop front and external electric roller shutter. Internally, the shop provides a predominantly open plan floor area leading on to WC, store and kitchen.

To the front elevation, the premises benefit from a deep forecourt for parking.

FLOOR AREAS

The property comprises the following approximate floor areas and dimensions:-

Retail Sales Area - 88.85 sq m / 956 sq ft or thereabouts.

Store - 1.25 sq m / 13 sq ft

Kitchen – 5.25 sq m / 57 sq ft

Internal width max 4.28 m / 14'

Total Build depth max 22.23m / 72'9"

Total Net Internal Floor Area – 95.35 sq m / 1,026 sq ft

LEASE

The premises are available by way of a new lease up until March 2025. The lease will be outside the Landlord and Tenant Act 1954.

RENT

£10,500 per annum exclusive.

BUSINESS RATES

Rateable Value £5,500 obtained from the Valuation Office Rating List.

Rates Payable 2019/2020 £2,700.50 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2018/2019 on this property.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Band Rating E – 109.

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 which we understand will be applicable.

VIEWING

Strictly by appointment, please contact

Burley Browne on 0121 321 3441.



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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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