

## RETAIL UNIT AVAILABLE IN BUSY LOCATION

598-600 Bearwood Road,  
Bearwood, Birmingham, B66 4BW



### LOCATION

Bearwood is a busy neighbourhood shopping area situated approximately 3 miles west of Birmingham city centre.

### DESCRIPTION

The property is situated at the southern end of Bearwood Road close to its junction with Hagley Road. Nearby occupiers include **Boots**, **Thomson Travel** and **Halifax**.

### ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Internal Width:</b>	<b>9.86m</b>	<b>32'4"</b>
<b>Ground Floor Sales:</b>	<b>212.23m<sup>2</sup></b>	<b>2,284 sq ft</b>
<b>Ground Floor Ancillary:</b>	<b>95.74m<sup>2</sup></b>	<b>1,031 sq ft</b>

### TENURE

The property is available by way of a new 5 year full repairing and insuring lease without rent review.

### EPC

Energy Performance Asset Rating of the premises currently falls within category C (74).

A copy of the Energy Performance Certificate can be made available upon request.

### RENT

**£27,500** per annum exclusive of rates, service charge and VAT

### RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>RATEABLE VALUE</b>	<b>£42,250</b>
<b>(2017 Assessment)</b>	

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

### LEGAL COSTS

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

### VIEWINGS

Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

# RETAIL UNIT AVAILABLE IN BUSY LOCATION

598-600 Bearwood Road,  
Bearwood, Birmingham, B66 4BW



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell Tel: 0121 400 0407 Email: <a href="mailto:ed@creative-retail.co.uk">ed@creative-retail.co.uk</a>	Dominic Brown Tel: 0121 503 2130 Email: <a href="mailto:info@robertsonbrownuk.com">info@robertsonbrownuk.com</a>	George Xydias Tel: 01527 889 449 Email: <a href="mailto:commercial@andrew-grant.co.uk">commercial@andrew-grant.co.uk</a>
-------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------