

# SHOP TO LET

75 High Street,  
Erdington, B23 6SA



## LOCATION

The premises are well located on the main High Street directly opposite the **Co-op Supermarket**. Other major retailers in the immediate vicinity include **WH Smith, William Hill, Greggs, Boots, Superdrug, Cash Converters**.

## DESCRIPTION

The premises comprise a ground floor shop with first floor storage accommodation.

## ACCOMODATION

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

<b>Shop Depth</b>	<b>26.37m</b>	<b>86'6"</b>
<b>Net Ground Floor Area:</b>	<b>145.39m<sup>2</sup></b>	<b>1,565 sq ft</b>
<b>Basement:</b>	<b>98.29m<sup>2</sup></b>	<b>1,058 sq ft</b>

## TENURE

The property is available by way of new full repairing and insuring lease for a term to years to be agreed upon in multiples of 5 years.

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (67).

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

## SERVICE CHARGE

There is an annum service charge of £917.44. The service charge is subject to annual reconciliation.

## RENT

**£20,000** 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>£18,250</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.

## ANTI 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.

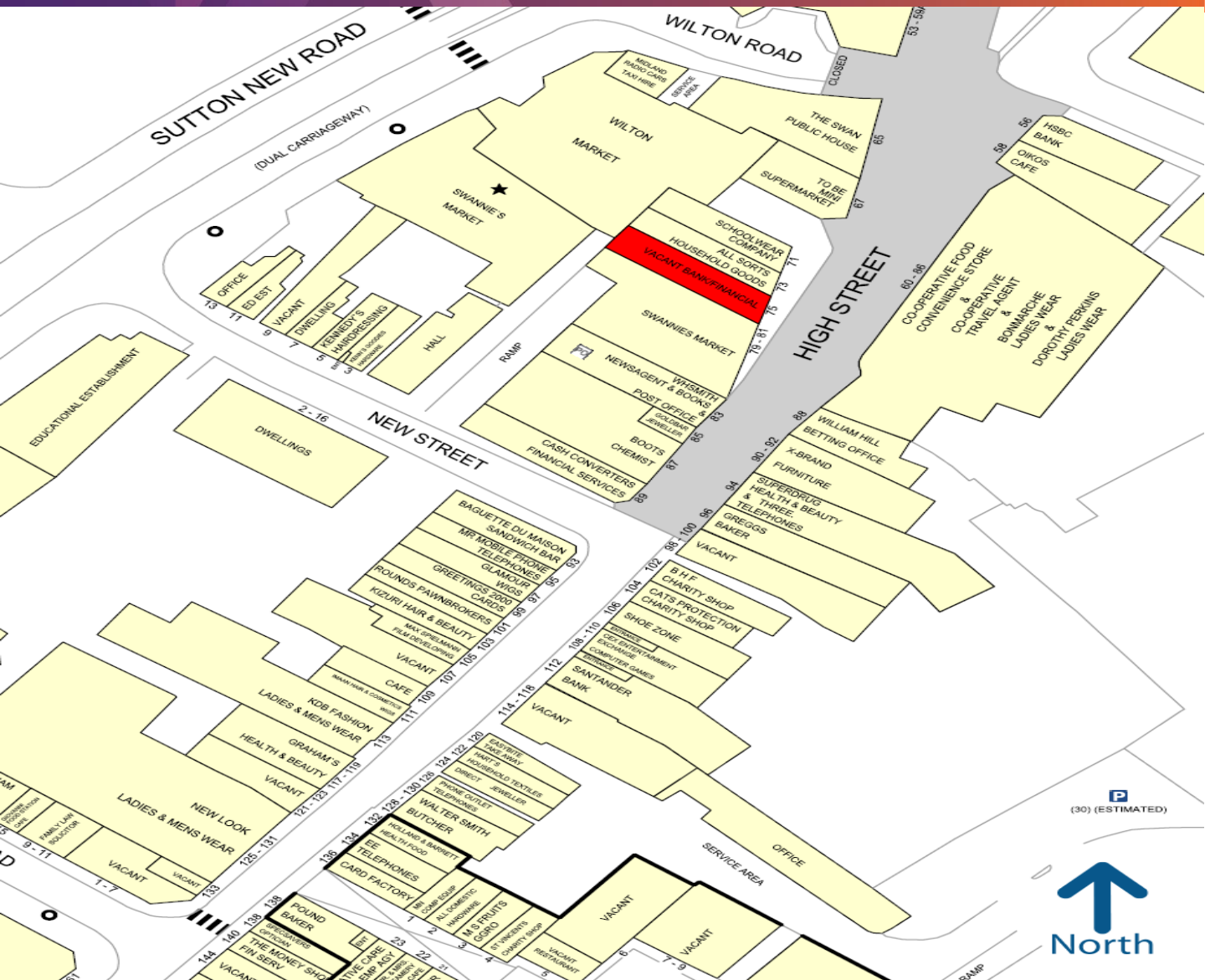
## VIEWINGS

Strictly by appointment with the Joint Retained Agents.

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

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