

**893 Bristol Road  
South  
Northfield  
Birmingham  
B31 2PA**

**TO LET**

**Rental: £13,000 pa**

**Situated in the popular local centre of  
Northfield**



#### LOCATION

The premises are situated fronting the Bristol Road South within the popular local centre of Northfield. Northfield is situated approximately 6 miles south of Birmingham City Centre adjacent to the main A38 which provides easy access to all outlying areas. Nearby retailers include Aldi Supermarket, William Hill, KFC and Northfield Market.

#### DESCRIPTION

The premises comprise a purpose built retail unit providing ground floor sales together with first floor ancillary accommodation.

#### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>Ground Floor</b>	<b>752 sq ft</b>	<b>69.7 sq m</b>
<b>First Floor</b>	<b>327 sq ft</b>	<b>30.4 sq m</b>

#### LEASE

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

#### RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £10,500

Rates Payable 2018-2019: £5,176.50

Interested parties are advised to make their own enquiries directly with the local authority.

#### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 97 (Band D). A copy of the Energy Performance Certificate is available upon request.

#### LEGAL COSTS

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

#### VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

#### REFERENCES:

The successful applicant will have to provide satisfactory bank, accountants, trade and Landlord references for submission to the landlord. In respect of a limited company the last three years trading accounts will be required.

#### MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful applicant.

#### VIEWINGS

Strictly by prior appointment with the joint letting agents Andrew Grant Commercial on 01527 889449 or Bulleys 01902 713333

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*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*