

**To Let
Lock-Up Shop**

NICHOLAS BRETT & CO

Chartered Surveyors

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- **Prominent roadside position close to Kingstanding Circle – a busy local shopping centre**
- **Close to Bet Fred, Boots, Greggs, Co Op & Dominos**
- **Parking to the front**
- **100% Small Business rates relief available (subject to eligibility)**

Location

The property occupies a prominent roadside (B4138) location close to Kingstanding Circle, a busy local shopping area where occupiers include Boots, Greggs, Dominos & Farm Foods.

The shop is adjacent to Bet Fred and Lydon Veterinary Centre and close to Co Op Supermarket.

There is a bus stop and on road parking to the front with a car park directly opposite.

Description*

The property comprises of a ground floor lock-up retail unit with a rear covered ancillary area/lean-to.

A new WC and staff facilities will be installed prior to completion of a letting.

*Additional ancillary space of c. 500 sq ft (47 sq m) may be available at first floor if required.

Accommodation*

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

Internal Width:	17'10"	(5.4m)
(widening to	24'8"	(7.5m)
Shop Depth:	24'11"	(7.6m)
Ground Floor Area:	520 sq ft	(48 sq m)
Ancillary/Lean-To:	290 sq ft	(27 sq m)

*Additional ancillary space of c. 500 sq ft (47 sq m) may be available at first floor if required.

Energy Performance Certificate (EPC)

The property has a rating of 71 (Band C). A copy of the EPC is available upon request.

Lease

The property is available on a new lease upon terms to be agreed.

Rent*

£10,250 per annum exclusive.

Half rent (£5,125pa) may be available in the first year

*Subject to minimum 5 year term and other terms and conditions – details available upon request.

VAT

VAT will not be charged on the rent.

Rating Assessment*

Rateable Value: £9,300

***The property may qualify for 100% small business rates relief.**

Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details) or our Joint Agent, Burley Browne (0121 321 3441)

Subject to Contract January 2020

