

A3 CONSENT RESTAURANT/CAFE

185 New Road
Rubery, B45 9JP



LOCATION

The premises are located on New Road, within the busy Rubery Shopping Centre, where national retailers including **Savers, Tesco, Barclays Bank, Greggs** and **William Hill** are represented.

DESCRIPTION

The premises comprise a ground floor lock-up unit benefiting from staff facilities and on-street parking.

ACCOMODATION

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

Internal Width:	4.9m	16'3"
Shop Depth:	12.1m	39'8"
Net Floor Area:	59.82m²	644 sq ft
Kitchen:	2.78m²	30 sq ft
Toilet Facilities		

TENURE

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed upon.

EPC

Energy Performance Asset Rating of the premises currently falls within category E (123).

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

RENT

£11,500 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:-

RATEABLE VALUE

£7,200

We suggest that all interested parties should verify the above.

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.

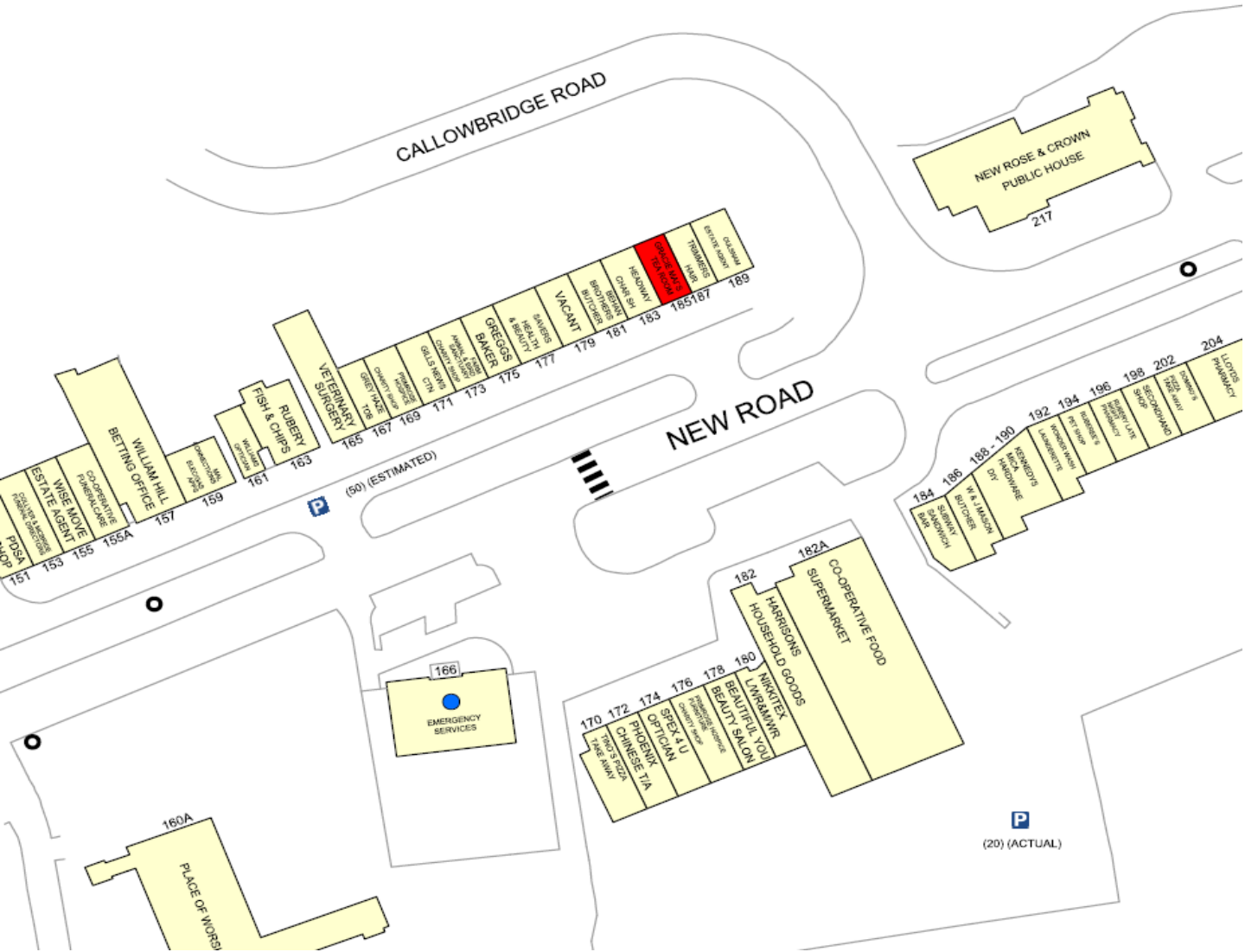
VIEWINGS

Strictly by appointment with the Sole Retained Agents

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

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