



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Perry Common. 123-125 Witton Lodge Road, B23 5JD



### LOCATION

The property is located in Perry Common which is a predominately residential area approximately 5 miles north of Birmingham City Centre and 3 miles south west of Sutton Coldfield.

The property is located in an established neighbourhood parade with roadside car parking to the front of the shops.

### DESCRIPTION

The property comprises a ground floor only retail premises which were originally developed to provide two separate shops but have now been amalgamated and extended to the rear.

### ACCOMMODATION

We understand the property provides the following approximate areas:

Ground Floor Sales	286.9 sq m	3,084 sq ft
Ground Floor Stores	12.47 sq m	134 sq ft
<b>Total Ground Floor</b>	<b>299 sq m</b>	<b>3,218 sq ft</b>

Interested parties are advised to undertake their own measured survey.

### TENURE

The property is available by way of a new lease.

### RENT

£27,500 per annum exclusive.

### REPAIR & SERVICE CHARGE

The property is to be let on effective full repairing and insuring terms. A service charge will be levied for maintenance of the external and any common areas.

### BUSINESS RATES

To be reassessed

### LEGAL COSTS

Each party is to bear their own legal costs. The incoming tenant will be expected to pay a legal fee deposit upon instructing solicitors.

### EPC

F149

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Rachel Holland

Email: [rachel.holland@johnsonfellows.co.uk](mailto:rachel.holland@johnsonfellows.co.uk)

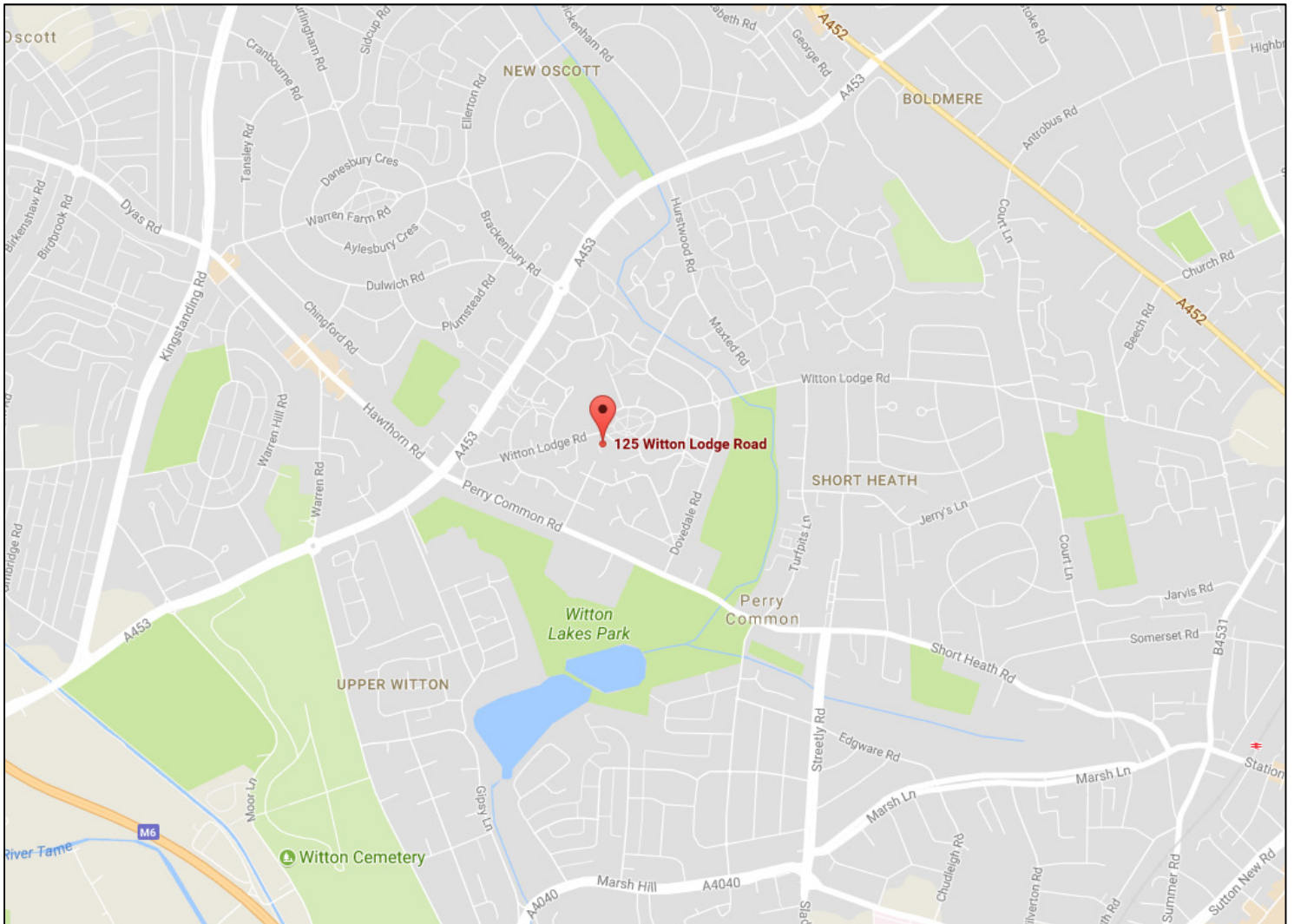


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