

## Retail Units, Bearwood Road, Smethwick, West Midlands, B66 4BW

**Guide Rents: From £15,000pa**

**To Let – Prominent retail units located within busy Bearwood local shopping centre.**

- Units from 839 sq ft to 3864 sq ft
- Close to Iceland, Aldi and Argos.
- Close to Birmingham City Centre
- Flexible Terms
- Incentives Available

### LOCATION

The premises front onto Bearwood Road, lie close to the junction with Hagley Road West and are situated within the popular local shopping centre of Bearwood. Bearwood is an established suburb of Birmingham and offers convenient access to the city centre which lies 4 miles to the east. Nearby retailers include Costa Coffee, Greggs and Lloyds Pharmacy.

### DESCRIPTION

The various units provide ground floor retail space that is ready for tenants fit out.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

588 Bearwood Road	90.0 sq m	969 sq ft
590 Bearwood Road	<b>UNDER OFFER</b>	
598/600 Bearwood Road	359.0 sq m	3864 sq ft
602 Bearwood Road	78.0 sq m	839 sq ft
606 Bearwood Road	<b>LET TO TAMU BRUM CAFE</b>	
608 Bearwood Road	<b>LET TO CRAFT INNS</b>	

### GUIDE RENTS

588 Bearwood Road	£15,000
590 Bearwood Road	<b>UNDER OFFER</b>
598/600 Bearwood Road	£27,500
602 Bearwood Road	£15,000
606 Bearwood Road	<b>LET TO TAMU BRUM CAFE</b>
608 Bearwood Road	<b>LET TO CRAFT INNS</b>



### BUSINESS RATES

The properties have the following rateable values:

	RV	Business Rates Payable
588 Bearwood Road	£15,250	£7,488 pa
590 Bearwood Road	<b>UNDER OFFER</b>	
598/600 Bearwood Rd	£42,250	£20,745 pa
602 Bearwood Road	£13,500	£6,628 pa
606 Bearwood Road	<b>LET TO TAMU BRUM CAFE</b>	
608 Bearwood Road	<b>LET TO CRAFT INNS</b>	

### LEASE

The properties are offered on the basis of a new fully repairing and insuring leases for a term of years to be agreed.

### PLANNING CONSENT

All available units benefit from A1 (Retail) consent.

### ENERGY PERFORMANCE CERTIFICATE

The EPC are available on request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

### REFERENCES

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

### VAT

We understand that VAT will be payable on the rent.

### MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and the source of funding will be required from the successful applicant.

### VIEWING

Strictly by prior appointment through joint agents Andrew Grant Commercial on 01527 889449.

**Midlands Office**  
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Bromsgrove, B61 0HZ

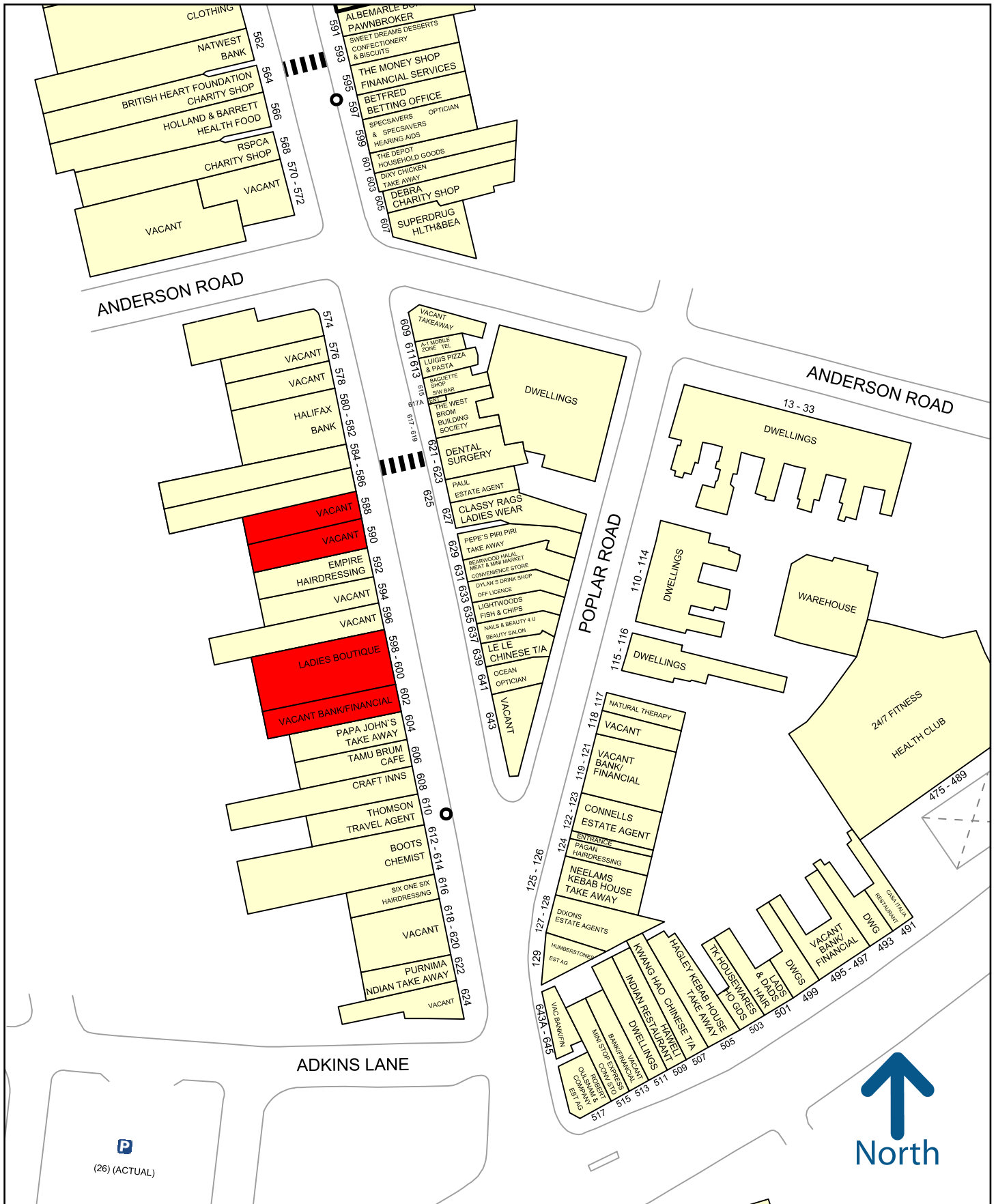
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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, 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.



P  
(26) (ACTUAL)



50 metres



Experian Goad Plan Created: 02/01/2020  
Created By: Andrew Grant



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