

# **SHOP TO LET**



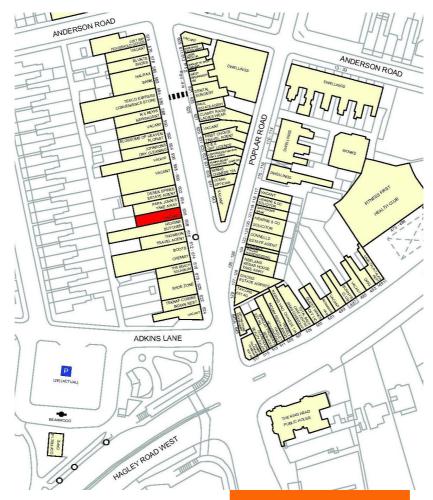
606 Bearwood Road, Smethwick, B66 4BW

#### **FEATURES**

- Good trading location next to Papa Johns
- A5 consent
- Commencing rental of £19,000 per annum
- Viewing by appointment only

### **CONTACT**

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### **LOCATION**

The subject premises are situated at the Southern end of Bearwood Road close to it's junction with Hagley Road. Nearby occupiers include: BOOTS, HALIFAX and THE ORIGINAL FACTORY SHOP.

## **TENURE**

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £19,000 per annum.

### **LEGAL COSTS**

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

EPC available upon request.

#### ACCOMMODATION

The property is arranged over ground and first floor only and offers the following approximate dimensions and net internal floor areas:

GROUND FLOOR SALES 531 Sq ft

GROUND FLOOR ANCILLARY 285 Sq ft

FIRST FLOOR ANCILLARY 522 Sq ft

#### RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £17,250 RATES PAYABLE £7,469

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.