

SHOP TO LET

22-24 Timberley Lane,
Castle Bromwich, B34 7EH



LOCATION

The property is located within Castle Bromwich which is a mixed residential and industrial area some 6 miles distant from Birmingham City Centre and home to Jaguar Land Rover.

Castle Bromwich is easily accessed via J5 M6 motorway and is well served by road and public transport links including A38 Tyburn Road.

DESCRIPTION

The property is located within Castle Bromwich Shopping Centre which is directly accessed via the Chester Road (B4114) which is a main arterial route into Birmingham City Centre.

The scheme is anchored by Tesco Metro and Iceland Food and has the benefit of 78 on site car parking spaces.

Other nearby retailers include **Greggs, Card Factory, Savers** and **Betfred**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales Area:	110.92m²	1,194 sq ft
First Floor:	86.49m²	931 sq ft

TENURE

The property is available to let, on a new full repairing and insuring lease, term to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (73).

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

RENT

£40,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of communal areas.

We note the current premium is £4,918 per annum exclusive.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE

£27,750

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 Joint Retained Agents

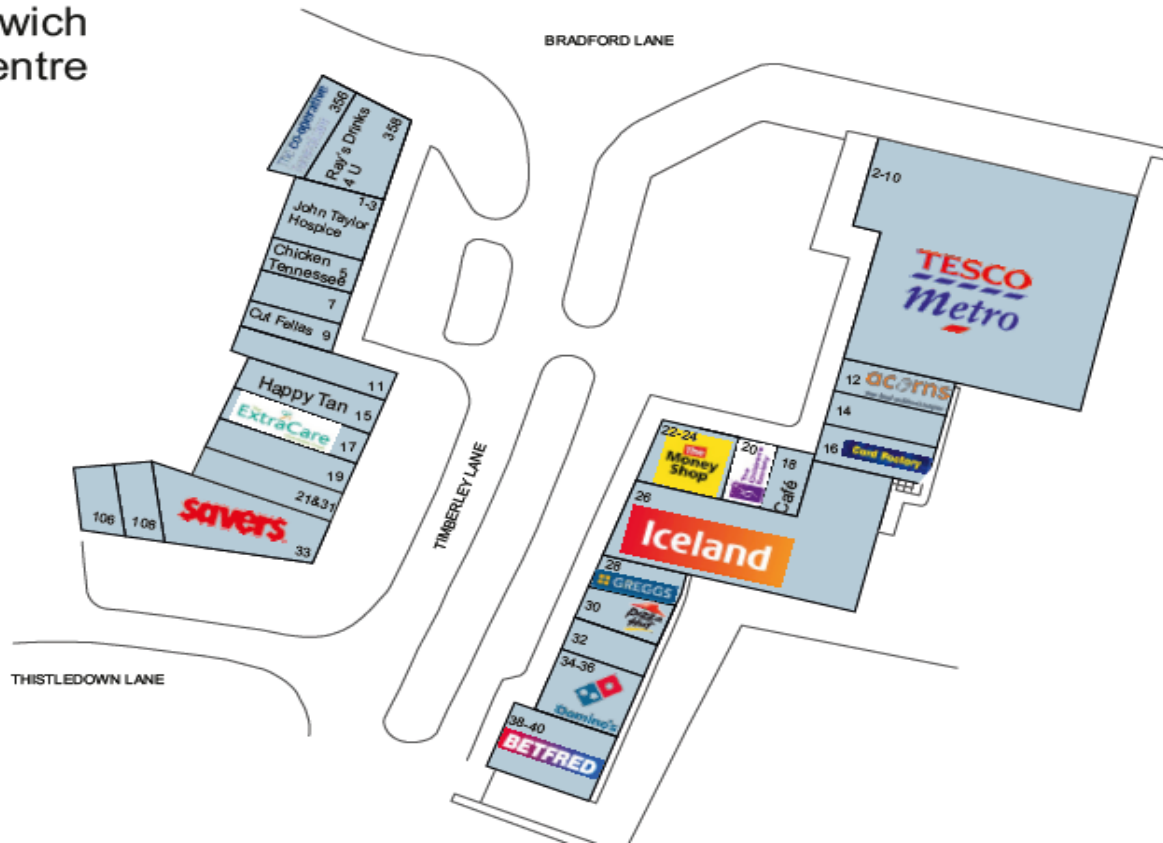
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

SHOP TO LET

22-24 Timberley Lane,
Castle Bromwich, B34 7EH

Castle Bromwich
Shopping Centre
Birmingham
B34 7EH



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