

# SHOP TO LET

1076 Warwick Road, Acocks Green



## LOCATION

Acocks Green is located on the A41, approximately 6 miles from Birmingham city centre and just 3 miles from Solihull. It is a vibrant, bustling and welcoming place where favourite high street names sit alongside much loved local independent outlets.

## SITUATION

The unit is situated adjacent to **Card Factory** and in close proximity to **KFC & Lloyds Pharmacy** other nearby retailers include **Natwest, Cash Converters** and **Wetherspoon's Pubs**.

## ACCOMODATION

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

Ground Floor	136m <sup>2</sup>	1,466 sq.ft
First Floor Ancillary	77m <sup>2</sup>	837 sq.ft

## LEASE

The property is available by way of a new FRI lease.

## RENT

**£65,000** per annum exclusive of rates, service charge and VAT

## EPC

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

## SERVICE CHARGE

There is an annual service charge of **£1,043.10**

## RATEABLE VALUE

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

**RATEABLE VALUE**                      **£46,000**  
**(2017 Assessment)**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

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

## VIEWINGS

Viewing is strictly by prior appointment with the retained joint agents.

All transactions are stated exclusive of VAT.  
Subject to Contract

Details correct at the time of print October 2017

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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