# Andrew Grant Commercial

## 15 Barnabas Road Erdington Birmingham B23 6SH

## To Let – Retail Unit Measuring 570 sq ft with A1/A2/A3 Planning Consent.

- Prominent Unit
- Busy Town Centre Location
- First Floor Ancillary Accommodation
- Close to JD Wetherspoons, Savers and Nationwide Building Society.

## **Guide Rent: On Application**

#### LOCATION

The unit is situated within the busy Erdington town centre, it fronts onto Barnabas Rd and lies close to the junction with High St. Erdington is an established shopping location where numerous local and national occupiers are represented including Poundland, Co-op, Heron Foods and Boots. The local train station is located a short walk from the property.

#### DESCRIPTION

The property comprises a former coffee shop unit that benefits from useful first floor ancillary accommodation and forms part of a retail parade of similar units.

#### **ACCOMMODATION**

Approximate internal dimensions and areas are detailed below:

Ground Floor	35.41 sq.m	381 sq. ft
Internal Width	3.69m	12ft 1in
First Floor	17.57 sq.m	189 sq. ft

#### **LEASE**

The premises are available by way of new fully repairing and insuring leases on terms to be agreed.

#### **PLANNING**

The premises have planning consent for Use Class A1, A2 and A3 under the Town and Country Planning (Use Classes) Order 1987. Alternate uses will be considered subject to planning.



#### **RATING ASSESSMENT**

We understand that the rating assessment is as follows:

Rateable Value: £7,400 General Rates Payable: £3,633pa

This firm gives no warranty that the values supplied and the sums of money expressed as being payable are accurate and the ingoing party must rely upon their own enquiries with the local authority.

#### **ENERGY PERFORMANCE CERTIFICATE**

The premises has an EPC rating of c (68). The EPC is available on request.

#### **LEGAL COSTS**

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

#### **REFERENCES**

The successful applicant will have to provide a satisfactory bank, accountants, 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 is payable on the rental.

#### **MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful applicant.

#### **VIEWINGS**

Strictly by prior appointment with Andrew Grant Commercial on 0121 296 7655.

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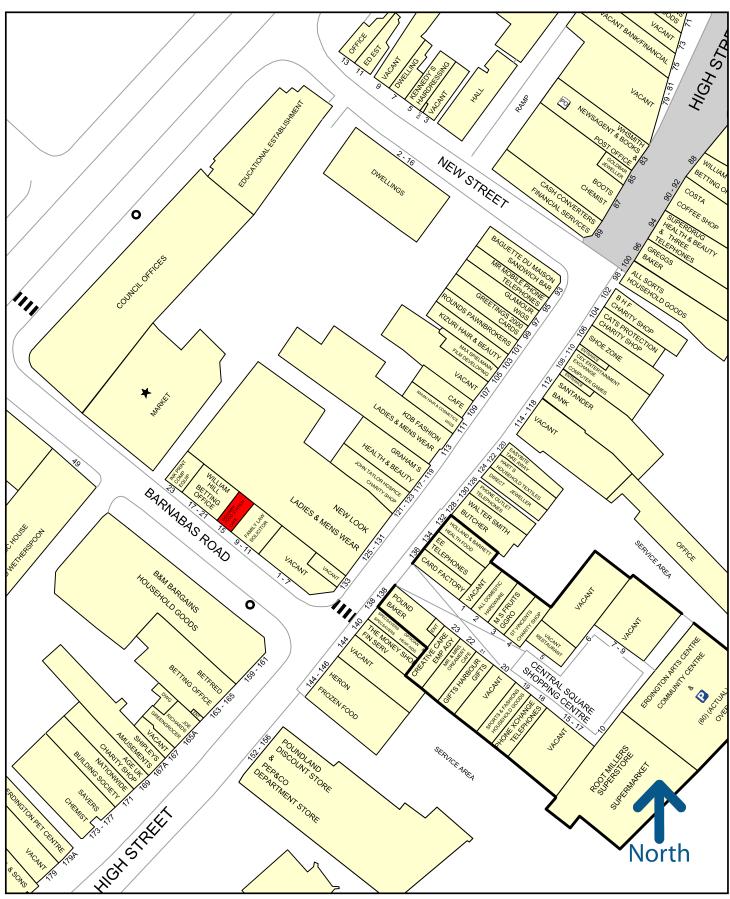
RICS

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## 15 Barnabas Road **Erdington**

## **Andrew Grant**



50 metres

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