

## 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:

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

### 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.

**Midlands Office**  
485 Birmingham Road,  
Bromsgrove, B61 0HZ

**London Office**  
40 St James's Place  
London, SW1A 1NS

T. 0330 024 3000  
E. commercial@andrew-grant.co.uk  
[andrew-grant.co.uk](http://andrew-grant.co.uk)

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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.*

