

BURLEY BROWNE

www.burleybrowne.co.uk

GROUND FLOOR RETAIL UNIT

**INCENTIVES
AVAILABLE**

TO LET

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AVAILABLE**

**826 KINGSTANDING ROAD
KINGSTANDING
BIRMINGHAM
B44 9RT**



Ground floor retail area 48.27 sq m / 520 sq ft or thereabouts

Ancillary storage 27 sq m / 290 sq ft

Prominent position close to Kingstanding Circle within a busy local shopping centre.

Notable occupiers in close proximity include Betfred, Co-op and William Hill

0121 321 3441

LOCATION

The property is prominently located close to Kingstanding Circle within the busy and substantial local shopping centre of Kingstanding. Kingstanding includes a wide cross section of local and national retailers. It is immediately adjacent to **Betfred**, with **Co-op Supermarket**, **Solo Carpets** and **William Hill** being immediately opposite.

Kingstanding is predominantly a residential suburb on the northern side of Birmingham approximately 5 miles to the north of Birmingham City Centre.

DESCRIPTION

The premises comprise a mid terrace two storey property comprising ground floor sales area with access via an internal hall (which can also be approached separately from the front on the premises) to first floor accommodation providing three rooms and a bathroom.

Rear covered yard/storage area.

The premises comprise the following approximate floor areas:

Ground floor sales area 48.27 sq m / 520 sq ft

Rear ancillary storage 27 sq m / 290 sq ft

Maximum Depth 7.593 m / 24'10"

Maximum Width 7.494 m / 24'7"

Outside

Forecourt.

LEASE

The property is available by way of a new lease the length of which is to be agreed on negotiation.

RENT

£10,250 per annum exclusive.

RENTAL INCENTIVE

The first year will be provided at half rent subject to a minimum 5 year term being taken and subject to covenant strength.

BUSINESS RATES

Rateable Value £9,300 obtained from the Valuation Office Rating List.

Rates payable 2019/2020 £4,566.30 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2019/2020 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band C – 71.

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.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VAT

All figures quoted are exclusive of VAT, although we understand VAT will not be payable in this instance.

VIEWING

Strictly by appointment with the joint letting agents.

***Please contact Burley Browne on
0121 321 3441***



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Or via joint agent

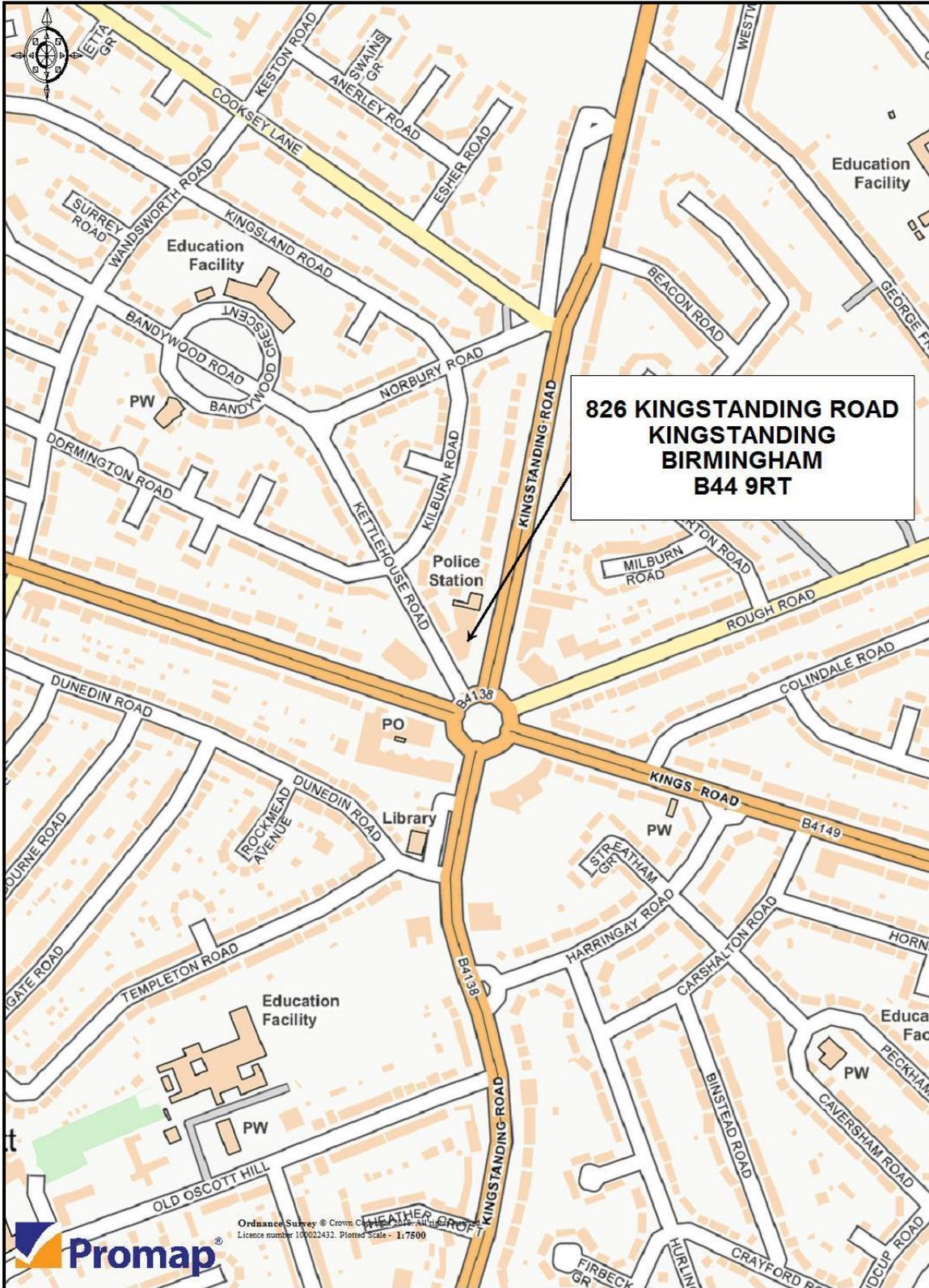
**Nicholas Brett & Co on
01527 875669**

**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE
CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**