

GROUND FLOOR SHOP TO LET

Unit 12, Fox & Goose Shopping
Centre, Washwood Heath, B8 2EP



LOCATION

The premises are well located within the popular Fox & Goose Shopping Centre, which is located on the junction of Bromford Lane (A4040) and Washwood Heath Road (B4114). The shop is next to **Iceland** and close to **Card Factory, Post Office, Money Shop, Co-Op Funeral, Colin Lee Opticians**, etc. Nearby major occupiers include **Tesco, Aldi and Pure Gym**. The Centre benefits from excellent customer car parking. Greggs are moving to a larger unit in the Centre.

DESCRIPTION

The premises comprise a ground floor shop.

ACCOMODATION

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

Internal Width:	4.80m	15'9"
Shop Depth:	13.49m	44'3"
Net Ground Floor Area:	61.31m²	660 sq ft
Toilet Facilities		

TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

EPC

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

RENT

£16,500 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

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

SERVICE CHARGE & INSURANCE

The ingoing tenant will be responsible for the payment of a service charge, which is currently £679.78 quarterly on account (inclusive of VAT), subject to annual reconciliation. Building insurance is £407.83 plus VAT for the current year to 24 March 2019.

RATEABLE VALUE (2017 Assessment)

£13,500

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 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

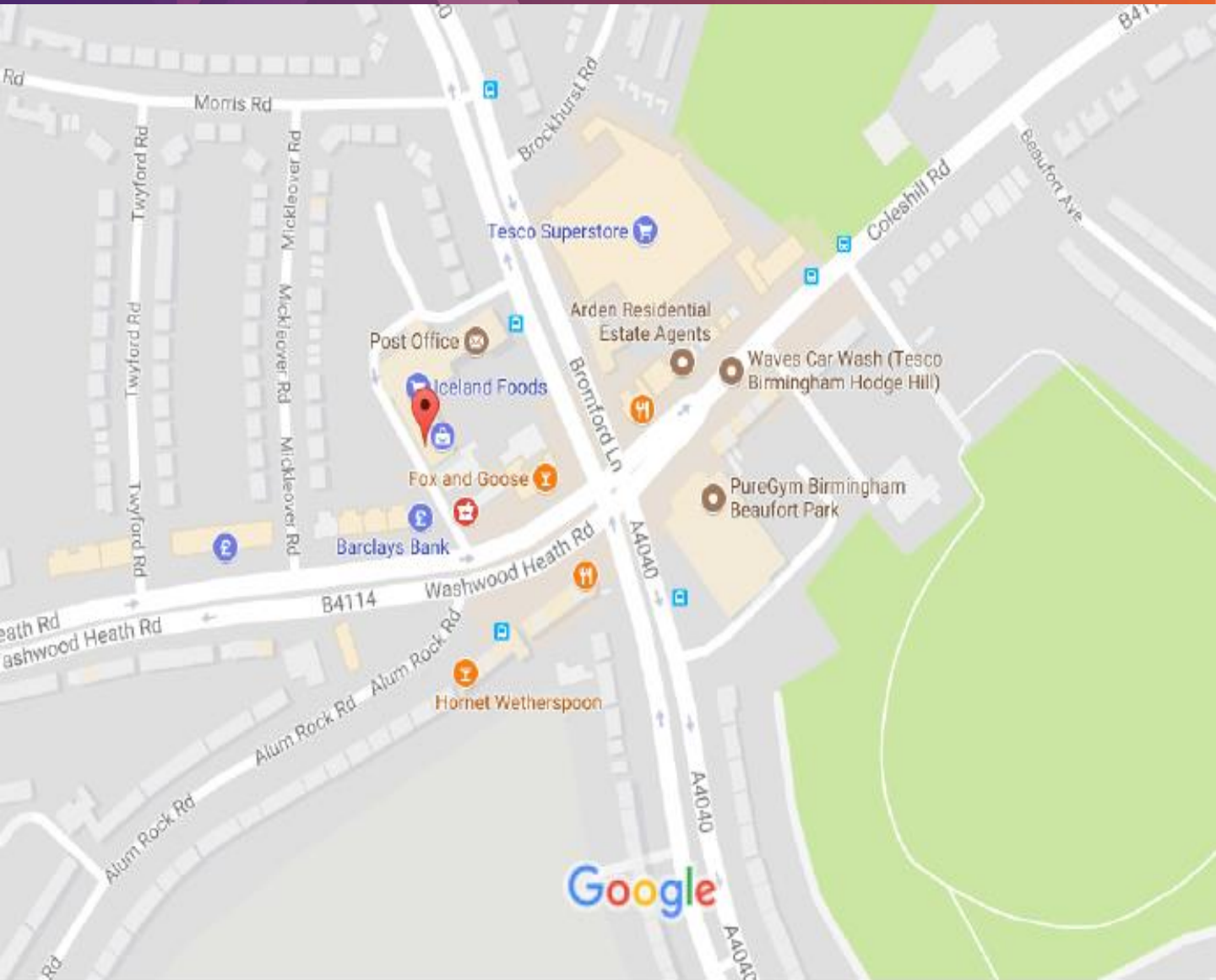
Strictly by appointment with the Joint Retained Agents

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

GROUND FLOOR SHOP TO LET

Unit 12, Fox & Goose Shopping
Centre, Washwood Heath, B8 2EP



- CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:
- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
 - II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
 - IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

Andrew Thompson
Tel: 01527 821 111

Email: andrew@amtcommercial.co.uk