

735 Bristol Road South Northfield Birmingham B31 2NG

Rent: £10,000 Per Annum
(Exclusive of Rates)

TO LET

**RETAIL PREMISES SITUATED WITHIN BUSY
SHOPPING CENTRE, CLOSE TO LADBROKES,
TUI, BOOTS AND McDONALDS**

LOCATION

The property is located in the centre of Northfield, immediately adjacent to Ladbrokes and close to Betfred.

The shop is directly opposite Boots and other major occupiers.

ACCOMMODATION

The property comprises a ground floor lock-up shop.

Internal Width (Front)	16'6"	5 sq m
Shop Depth	51' 8"	15.7 sq m
Net Ground Floor Area	1195 sq ft	111.0 sq m
Male & Female WC		

LEASE

The unit is offered on the basis of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENT

£10,000 pa exclusive of rates.

RATING ASSESSMENT

We understand that the rating assessment is as follows:

Rateable Value £14,000
General Rates Payable (2018/19) £6,720

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



ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction. In addition, the successful applicant will be required to undertake to pay a deposit of £1,000 for landlord's legal costs which will be refunded upon completion of the lease. In the event that the applicant withdraws from the transaction, any abortive costs will be deducted from this deposit.

REFERENCES

The successful applicant for a tenancy will be required to provide a satisfactory bank, accountants, solicitors, landlord and two satisfactory trade references for submission to the Landlord. In respect of a limited company the last three years audited trading accounts.

VAT

We understand that VAT is not payable on the rental. However, any interested parties should make their own enquiries.

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 Tenant.

VIEWINGS

Strictly by prior appointment with the sole letting agents Andrew Grant Commercial.

Telephone: 0121 296 7655

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Bromsgrove, B61 0HZ

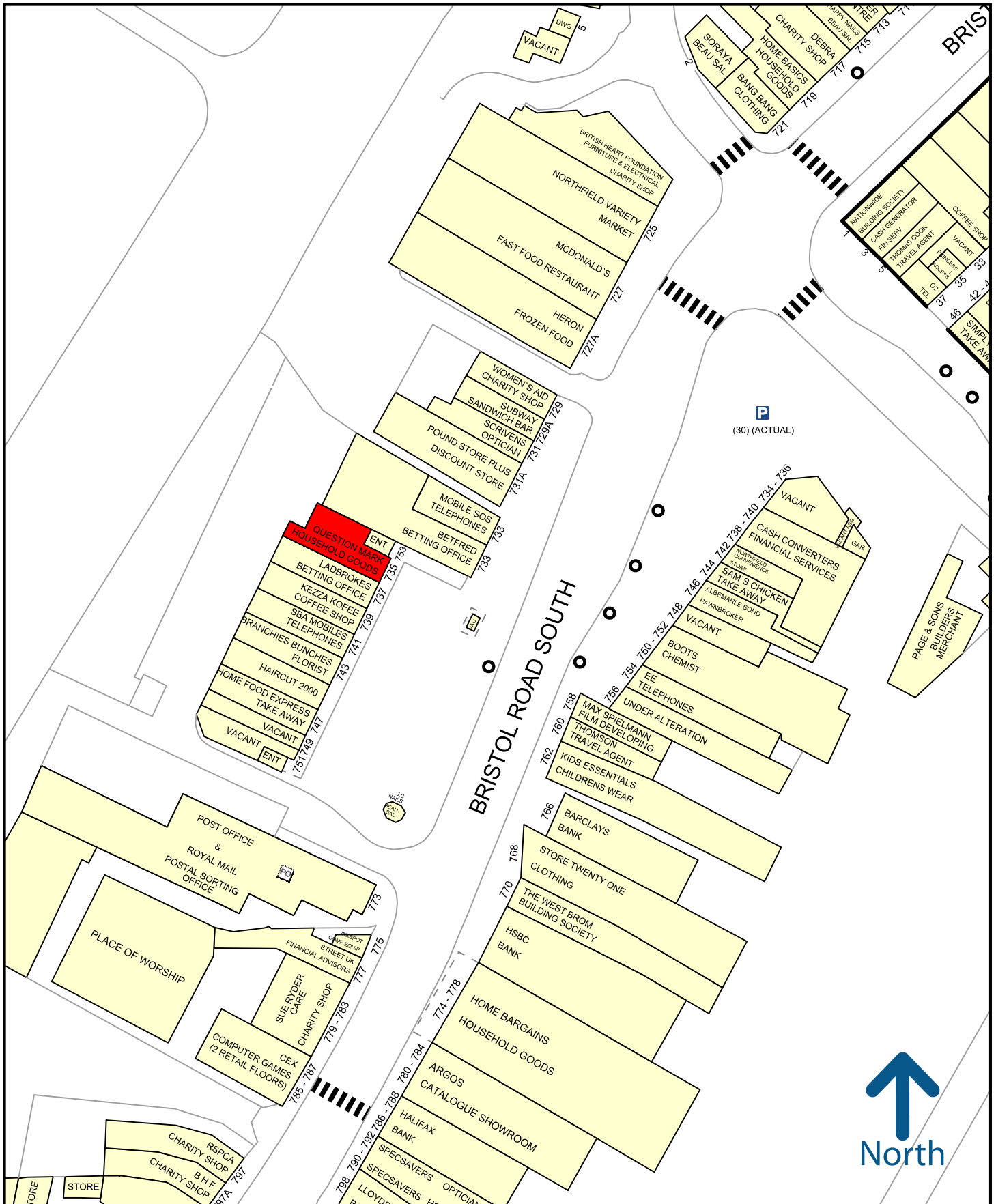
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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, 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.



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