



JOHNSON FELLOWS

CHARTERED SURVEYORS

Erdington, 224 High Street, B23 6SJ

3,435 sq ft

Retail Premises - Leasehold



LOCATION

The property is situated to the southern end of Erdington High Street. Erdington is located approximately 5 miles north west of Birmingham City Centre in close proximity to the countries motorway network, via junction 6 of the M6 motorway.

The immediate area is a mixture of multiple retailers and local traders, with multiple retailers being **Greggs, Ladbrokes, Halifax, Jennings Bet, Coral Bookmakers, Bright House, Lloyds, Farmfoods, Scope** and **Iceland**.

DESCRIPTION

The premises comprise ground floor sales with rear ancillary stores and staff facilities. The unit offers large open plan accommodation.

There is one hour on street parking to the front elevation, and along the majority of the High Street.

RENT

£35,000 per annum exclusive

EPC RATING

TBC

ACCOMMODATION

Sales Floor NIA	273.78 m ²	2,947 ft ²
Rear Ancillary	45.33 m ²	488 ft ²
Internal width (max)	8.7 m	28' 6"
Shop Depth	31.4 m	103' 0"
Built Depth	37.6 m	123' 4"

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value: £38,500

Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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johnsonfellows.co.uk

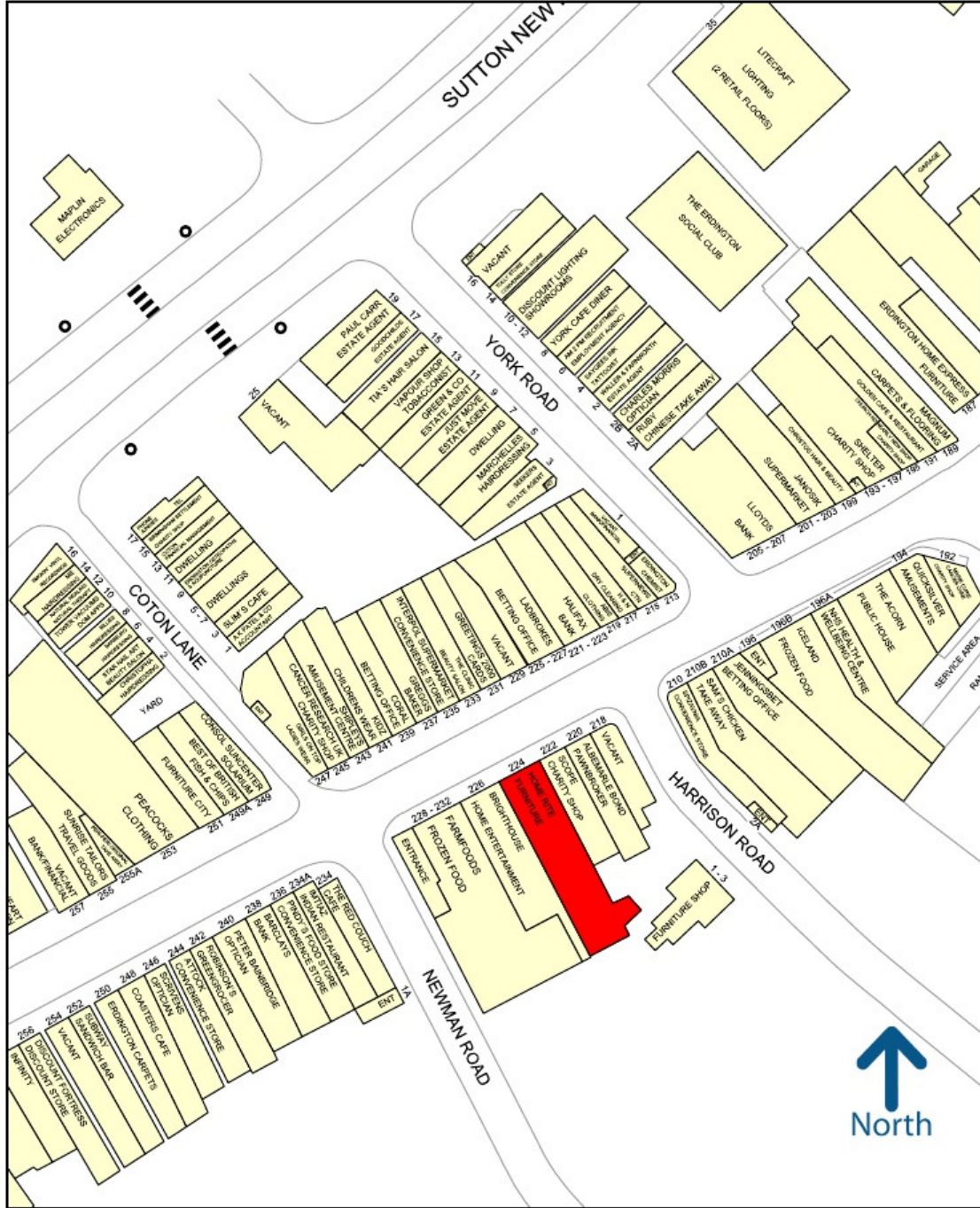


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CHARTERED SURVEYORS



Birmingham - Erdington



50 metres

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Created By: Johnson Fellows



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