

# BURLEY BROWNE

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10.07.10

**GROUND FLOOR RETAIL PREMISES  
(A3 RESTAURANT CONSENT)**

**TO LET**

**1 WATFORD ROAD  
COTTERIDGE  
BIRMINGHAM  
B30 1JB**



**Ground Floor Sales 105.92 sq m / 1,140 sq ft  
Ground Floor Ancillary 15.77 sq m / 170 sq ft**

**Located in popular retail parade**

**Notable occupiers include Subway, Greggs, William Hill, Card Factory and Dominos Pizza**

**0121 321 3441**

## LOCATION

The property is prominently situated in a highly visible position on Watford Road (A4040) close to its junction with Pershore Road (A441) in Cotteridge.

The immediate surrounding area offers a mix of local and national retailers, notable occupiers include **Greggs**, **Subway**, **Card Factory**, **Dominos Pizza** and **William Hill**.

Cotteridge is situated approximately 4½ miles to the south of Birmingham City Centre, neighbouring the areas of Bournville and Kings Norton.

## DESCRIPTION

The premises comprise a ground floor retail unit historically occupied by a bank.

The ground floor provides a sales area together with a rear strong room and WC.

The current specification includes laminate flooring, suspended ceiling (part), glazed entrance door and a combination of LED and florescent tube lighting.

## Outside

Rear car park.

## FLOOR AREAS

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

Ground Floor Sales 105.92 sq m / 1,140 sq ft

Ground Floor Ancillary 15.77 sq m / 170 sq ft

**Total Net Internal Floor area 121.69 sq m / 1,310 sq ft or thereabouts.**

Maximum shop width 8.761 m / 28'8"

Maximum shop depth 13.963 m / 45'9"

## LEASE

The premises are available by way of a new lease for a minimum term of 5 years.

## RENT

£25,000 per annum exclusive.

## BUSINESS RATES

The property currently has two Rateable Values which are as follows:-

Rateable Value obtained from the Valuation Office Rating List £13,250. Rates Payable 2019/2020 £6,505.75 prior to any transitional arrangements.

Rateable Value obtained from the Valuation Office Rating List £5,000. Rates Payable 2019/2020 £2,455.00 prior to any transitional arrangements.

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

## PLANNING

The property has been granted A3 restaurant consent but is also suitable for A1 and A2 uses. A copy of the planning decision notice is available on request.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating E -106.

## 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 will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT, which we understand will be applicable in this instance – solicitors to confirm.

## VIEWING

***Strictly by appointment, please contact Burley Browne on 0121 321 3441.***

**Contact: Steven Hannaford**

**DDI: 0121 362 1534**



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**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](http://www.commercialleasecode.co.uk)



## **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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