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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



IA Mitre Court, 38 Lichfield Road, Sutton Coldfield, West Midlands B74 2LZ Fax: 0121 321 3676 Email:enquiries@burleybrowne.co.uk Also at: One Victoria Square, Birmingham BI IBD Telephone: 0121 633 3111 Email:enquiries@burleybrowne.co.uk

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.

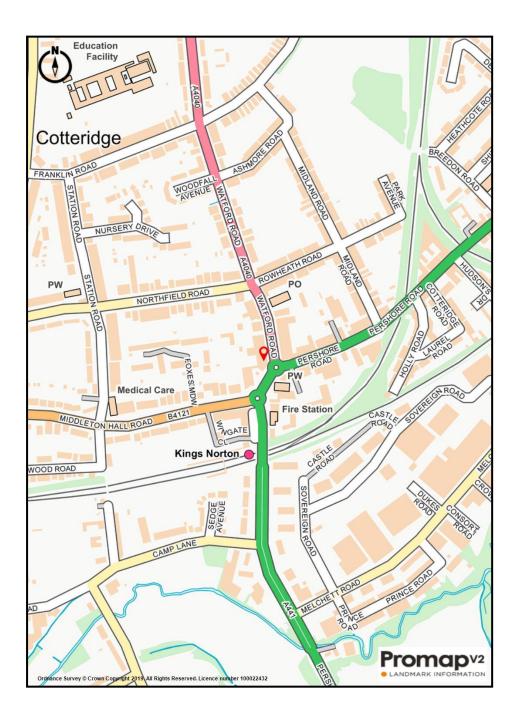
Contact: Steven Hannaford DDI: 0121 362 1534



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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE
CONDITIONS PRINTED ON THE LAST PAGE.9389090719

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



Energy Performance Cen Non-Domestic Building	lincate	HM Government
1 Watford Road BIRMINGHAM B30 1JB	Ce	rtificate Reference Numbe 0240-1969-0397-2120-90
This certificate shows the energy rating or the building fabric and the heating, venti compared to two benchmarks for this type one appropriate for existing buildings. The in the guidance document <i>Energy Perfort</i> . of <i>non-diveilings</i> available on the Govern www.gov uk/government/collections/energ	ilation, cooling and e of building: one a re is more advice or nance Certificates ment's website at	lighting systems. The rating is opropriate for new buildings and how to interpret this information for the construction, sale and le
Energy Performance Asset Rating		
More energy efficient		
A4		
A 0-25	++ Net zero CO ₂ emission	
B 26-50		
C 51-75		
D 76-100		
		ow energy efficient
E 101-125	UO the build	ing la.
1 26-150		
G Over 150		
Less energy efficient		
Technical Information		Benchmarks
Main heating fuel: Grid Supplied E		Buildings similar to this one could have ratings as
Building environment: Heating and Nat Total useful floor area (m ²):	tural Ventilation 259	follows:
Assessment Level:	3	31 If newly built
Building emission rate (kgCO ₂ /m ² per year):	112.75	If typical of the existing stoc
Primary energy use (kWh/m² per year):	Not available	

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 Registered in England No. 5488324

Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ