



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Kings Norton, 4 The Green, B38 8SD

Retail Premises – Leasehold



### LOCATION

The premises form part of an attractive parade of ground floor retail units with either residential or office accommodation above and fronts the green within Kings Norton centre. This is surrounded by similar parades of retail premises with either on street public car parking available or via the car park adjacent to the newly developed Co-Op Supermarket.

Kings Norton Green is a local focal point and conservation area providing a pleasant working environment and the subject premises is located close to the junction with the Pershore Road South (A441) and occupiers include Co-Op Convenience Store, William Hill, St Mary's Hospice and a mix of local operators, being 6 miles to the south of Birmingham city centre.

### DESCRIPTION

The property forms part of a modern block of ground floor retail units with upper floor residential accommodation and has an attractive frontage directly onto The Green providing an open plan rectangular retail area with rear store/office. We understand that the delivery access is available via the shared rear car park. We understand that there is an upper floor residential flat contained within the lease (this was not inspected at the time of our inspection of the property).

### ACCOMMODATION

Ground Floor Sales NIA 44.39 sq m 478 sq ft



Stores 15.38 sq m 166 sq ft  
First & Second Floor Flat – We understand that this is currently sub let at an annual rent of £4,380 per annum (£365 per calendar month).

### TENURE

The property is held by way of a 10 year lease commencing 25<sup>th</sup> April 2016. The property is therefore available by way of an assignment or sub lease for a term to be agreed. Alternatively, the property maybe available by way of a new lease arrangement directly with the Landlords.

### RENT

The passing rent for the whole of the property including the residential flat is £14,600 per annum (a net rent for the retail unit after the residential income is £10,220 per annum).

### RATES

We are advised by the Valuation Office Agency that the property has the following rating information:-

Rateable Value £7,600

Interested parties should verify this information with the local rating authority. Subject to meeting specific criteria the occupiers of the retail unit may be eligible for small business rates relief and are advised to discuss this directly with the local authority.

### EPC

An EPC is in preparation.

### VAT

All figures quoted are exclusive of VAT.

### 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

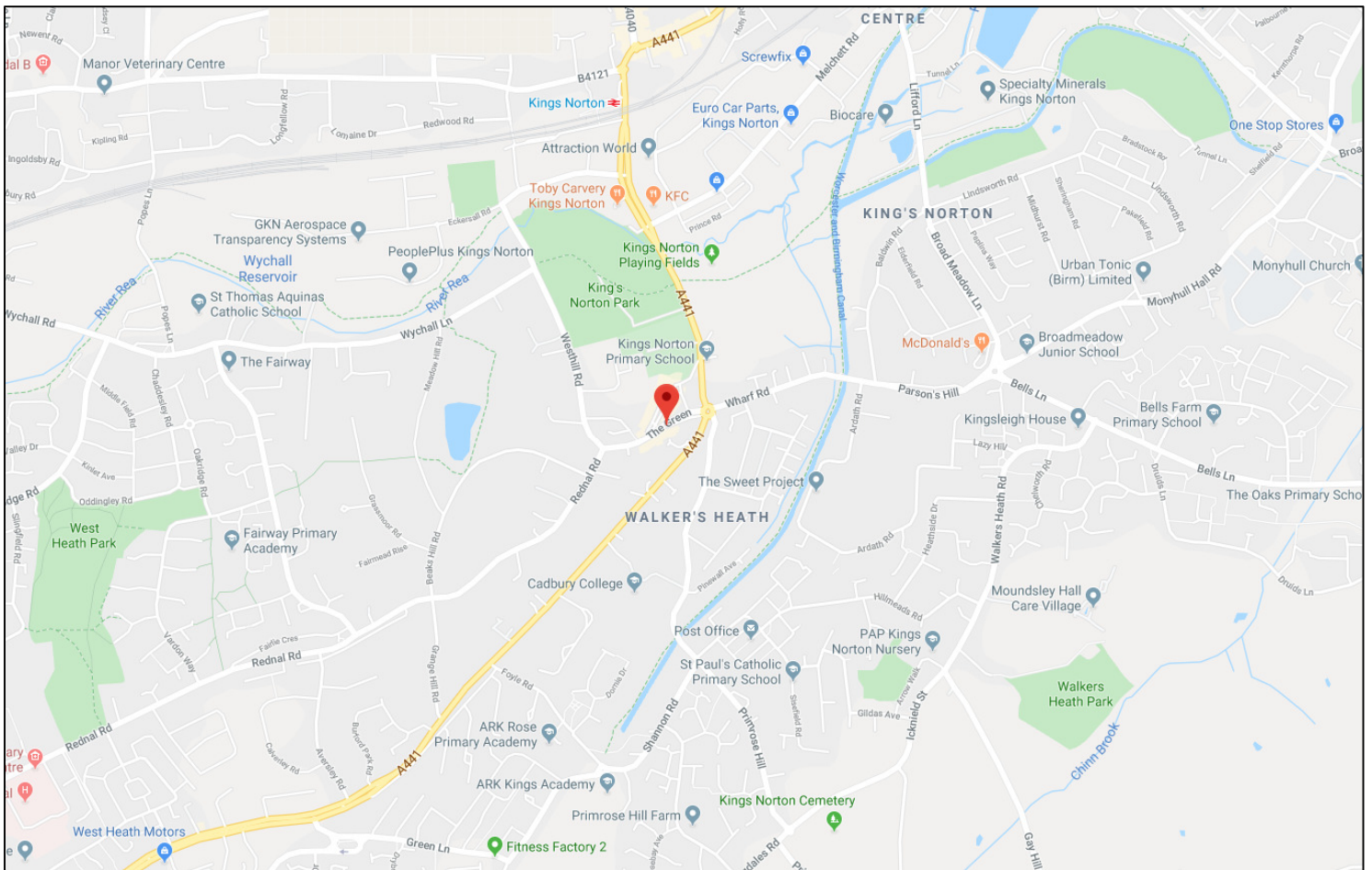
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