

504 Bristol Rd, Selly Oak, Birmingham, B29 6BD

Rent: £75,000 per annum

- **New Commercial Unit.**
- **Close to Sainsbury's Local, Aldi and Tesco Express**
- **Situated within Selly Oak student village**
- **Ready for tenants fit-out**
- **A1/A2/A3 Planning Approvals**

TO LET.

**New A1/A2/A3 unit measuring 3,850 sq. ft.
located within the heart of Birmingham's
student village.**

LOCATION

The development is situated at the centre of Birmingham's Student Village in Selly Oak and lies at the junction of Bristol Road South and Harrow Road. Selly Oak has a vibrant mix of commercial and residential occupiers and its busy shopping centre benefits from numerous local and national operators including Sainsbury's, Aldi, Dominos and Tesco Express.

DESCRIPTION

This new commercial unit forms part of a new 70 studio student accommodation facility and benefits from extensive frontage, capped services, rear loading area and will be handed over in shell finish ready for tenants fit-out. The unit benefits from A1/A2 and A3 planning approval.

ACCOMMODATION

Gross Internal Area is approximately:

3,850 sq ft	358 sq m
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LEASE

The unit is available by way of a new fully repairing and insuring lease on terms to be agreed.

PLANNING

The premises have planning consent for Use Class A1/A2 and A3 under the Town and Country Planning (Use Classes) Order 1987. Alternate uses will be considered subject to planning.



RATING

The unit will be assessed for Business Rates upon completion.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

An EPC for each unit will be provided upon completion.

REFERENCES

The successful applicant will have to provide a satisfactory bank, accountants, trade and landlords reference for submission to the landlord. In respect of a limited company the last three years trading accounts.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and the source of funding will be required from the successful applicant.

VIEWING

Strictly by prior appointment through sole letting agent Andrew Grant Commercial on 0121 296 7655

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Andrew Grant LLP is a Limited Liability Partnership incorporated in England under OC399403. Regulated by RICS. A list of members is open to inspection at the registered office which is at Carrick House, Lypiatt Road, Cheltenham, Gloucestershire GL50 2QJ. Telephone 01242 234421



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.

