



TO LET/ FOR SALE

**10 THE GREEN
KINGS NORTON
BIRMINGHAM, B38 8SD**



2,943.61 sq. ft. (273.47 sq. m.)
(Approx. Net Internal Area)

Former convenience store

Immediately available

£27,500 per annum, exclusive





Location:

Located on the Green, Kings Norton in the middle of a parade of neighbourhood shops. Local occupiers include The Co-op, estate agents, optician, solicitors, post office, florist are also present.

Description:

Ground floor shop with rear storage to let. If sold this will include the vacant shop, tenanted flat and rear storage and yard area which is currently let.

Accommodation:

	sq. m.	sq. ft.
Shop	170.42	1,834.39
Kitchen		
WC		
Rear Store	103.05	1,109.22
Total	273.47	2,943.61

Tenure:

To let on a new lease or alternatively the freehold may be available by negotiation.

Rental:

£27,500 per annum exclusive.

Rates:

Rateable Value (2017) £15,750

Planning:

It is believed the property has E class planning consent.

EPC:

EPC Rating: **C (73)**

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to pay their own legal costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

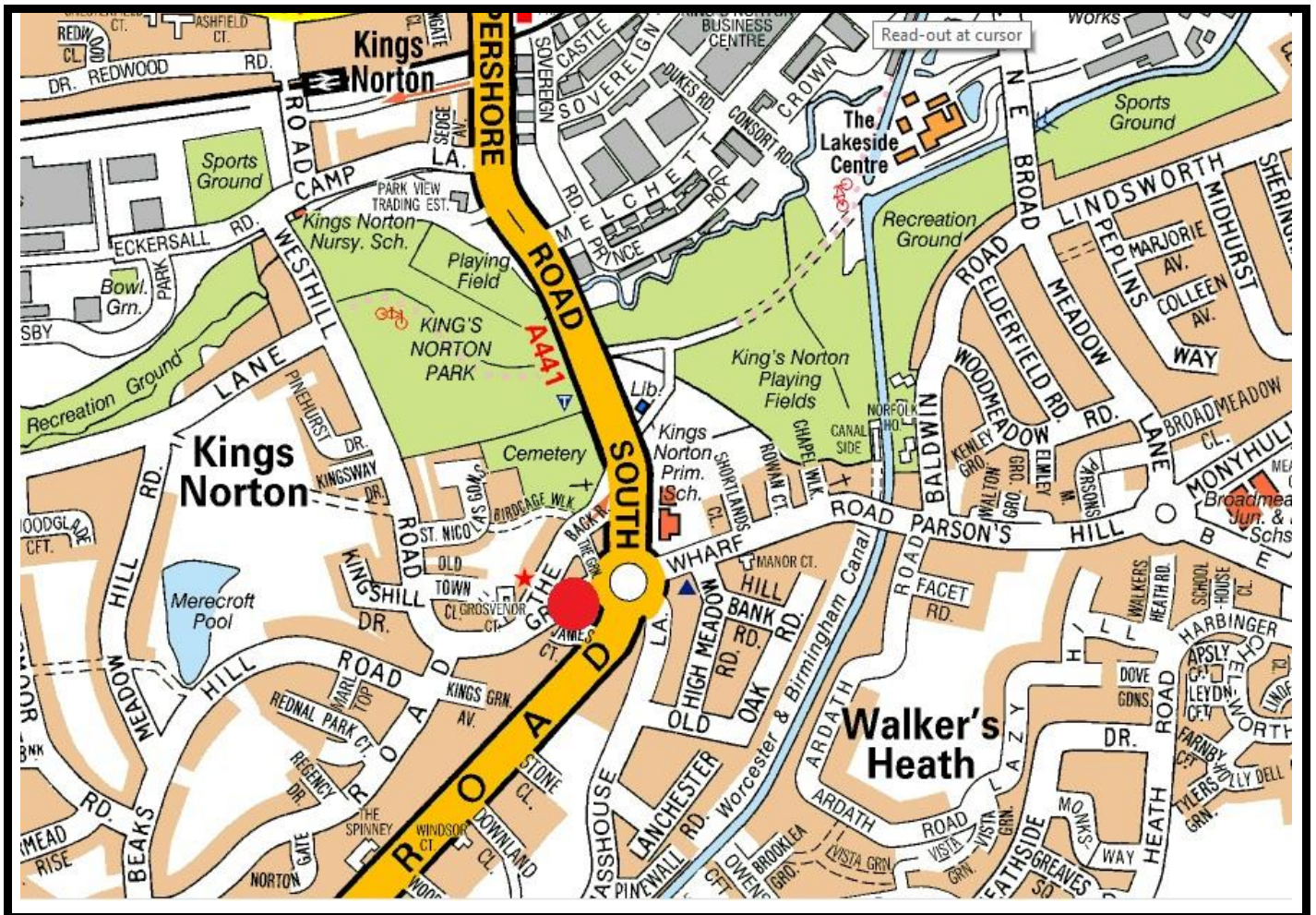
Contact: David Walton
david.walton@harrislamb.com

Ref: RA143

Date: February 2021

Subject To Contract





10 The Green
Kings Norton
Birmingham
B38 8SD



Not to Scale
For identification purposes only.

harrislamb
PROPERTY CONSULTANCY