



JOHNSON FELLOWS

CHARTERED SURVEYORS

Sheldon, 2156a Coventry Road, Birmingham, B26 3JB

Retail Unit – Leasehold



LOCATION

The subject property occupies a prominent position along Coventry Road (A45) the main arterial route into Birmingham from the East and forms part of the Wells Green Shopping Centre.

The subject property is directly adjoined by **Lloyds Pharmacy** and **Card Factory**. Other multiple retailers in close proximity include **Iceland, Acorns, Carphone Warehouse, Scrivens, Coventry, Building Society, Savers, Greggs** and **Poundland**.

ACCOMMODATION

The premises are arranged at ground floor level and provide the following approximate floor areas.

Sales ITZA 87.01 sq m 936 sq ft

TENURE

The property is available by way of an assignment or sub lease of the existing lease expiring 2nd February 2025 subject to a tenant only break option in February 2020.

RENT

£22,000 per annum exclusive (subject to an outstanding rent review as at February 2018).

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £24,250

Interested parties should verify this information with the local rating authority.

EPC

D80

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

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk

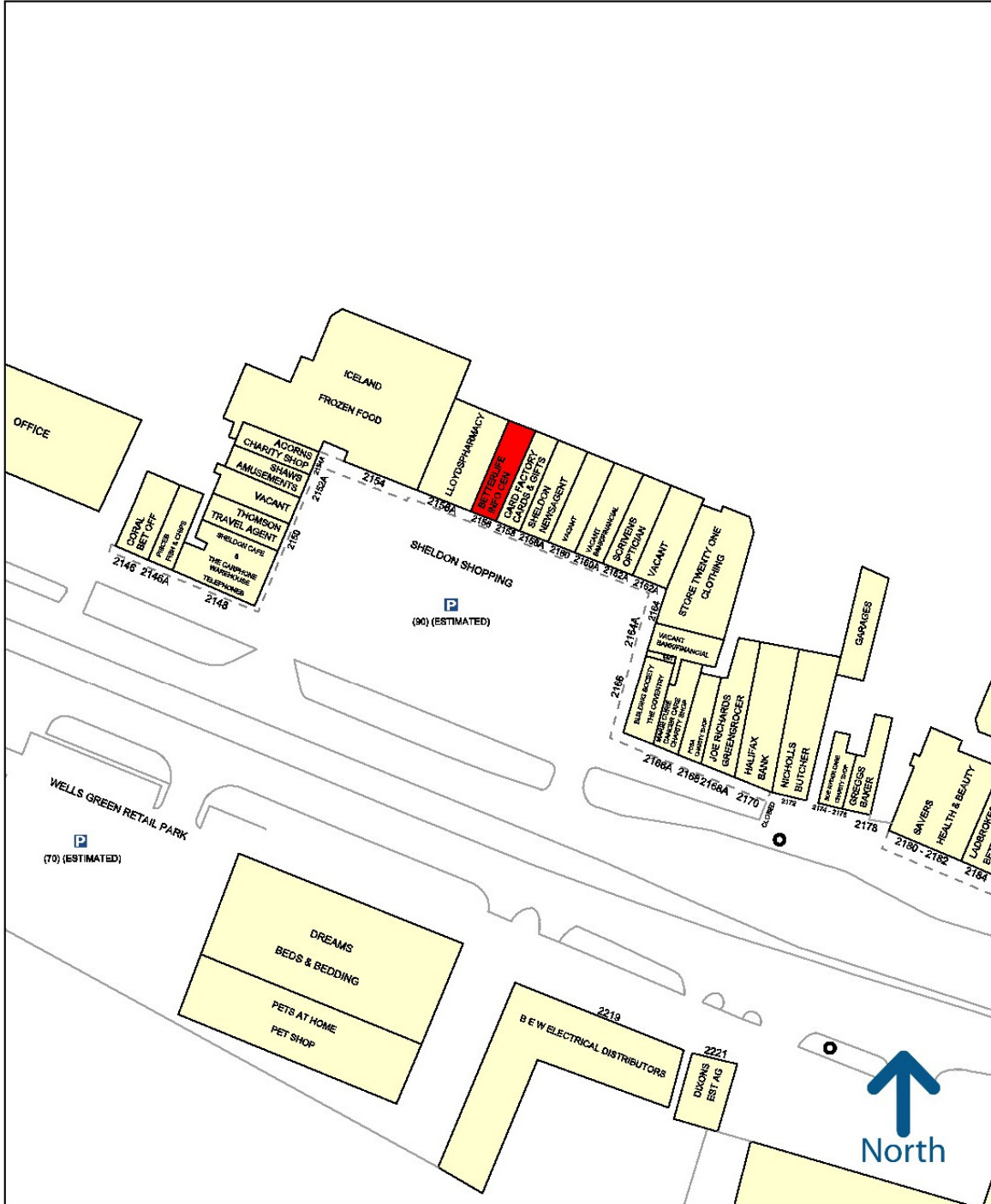


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50 metres

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Created By: Johnson Fellows



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