

Retail Units, Bearwood Road, Smethwick, West Midlands, B66 4BW

Guide Rents: From £15,000pa

To Let – Prominent retail units located within busy Bearwood local shopping centre.

- Units from 797 sq ft to 3864 sq ft
- Close to Iceland, Aldi and Argos.
- Close to Birmingham City Centre
- Flexible Terms
- Incentives Available

LOCATION

The premises front onto Bearwood Road, lie close to the junction with Hagley Road West and are situated within the popular local shopping centre of Bearwood. Bearwood is an established suburb of Birmingham and offers convenient access to the city centre which lies 4 miles to the east. Nearby retailers include Costa Coffee, Greggs and Lloyds Pharmacy.

DESCRIPTION

The various units provide ground floor retail space that is ready for tenants fit out.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Address	Area (sq m)	Area (sq ft)
574 Bearwood Road	153.0 sq m	1647 sq ft
588 Bearwood Road	90.0 sq m	969 sq ft
590 Bearwood Road	74.0 sq m	797 sq ft
598/600 Bearwood Road	359.0 sq m	3864 sq ft
602 Bearwood Road	131.0 sq m	1410 sq ft
608 Bearwood Road	123.0 sq m	1324 sq ft

GUIDE RENTS

574 Bearwood Road	£20,000
588 Bearwood Road	£15,000
590 Bearwood Road	£15,000
598/600 Bearwood Road	£27,500
602 Bearwood Road	£15,000
608 Bearwood Road	£15,000

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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.



BUSINESS RATES

The properties have the following rateable values:

	RV	Business Rates Payable
574 Bearwood Road	£28,500	£13,994 pa
588 Bearwood Road	£20,250	£9,943 pa
590 Bearwood Road	£18,000	£8,838 pa
598/600 Bearwood Rd	£42,250	£20,745 pa
602 Bearwood Road	£18,000	£8,838 pa
608 Bearwood Road	£16,000	£7,856 pa

LEASE

The properties are offered on the basis of a new fully repairing and insuring leases for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The EPC are available on request.

LEGAL COSTS

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

REFERENCES

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

VAT

We understand that VAT will not be payable on the rent.

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 joint agents Andrew Grant



