

1119a Warwick Road, Acocks Green, Birmingham, B27 6RA



TO LET

Lock Up - Retail Premises

Total (NIA) - 460 ft2 (42.73 m2) approximately

Location

The property occupies a prominent position fronting the Warwick Road which forms Acocks Green main High Street.

Acocks Green is a busy suburb of Birmingham located 5 miles south east of Birmingham City Centre and 4 miles north west of Solihull Town Centre.

The high street boasts a number of local and national occupiers including: Costa, Burtons, WH Smith, Shoe Zone, Dorothy Perkins, Peacocks, Savers, The Works and Greggs.

Description

The property comprises an end terrace lock up retail unit of traditional construction.

The unit is predominantly open plan with welfare and storage facilities to the rear.

The property was refurbished recently by the previous occupier.

Loading is provided via a side driveway that allows convenient access to the rear of the shops.

Accommodation

Total (NIA) - 460 ft² (42.73 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £17,000 per annum exclusive.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

VAT

All prices quoted are exclusive of VAT which may be payable.

Rateable Value

RV - £14,000

Rates Payable: £6,720 per annum approximately, before any allowance for transitional relief.

All parties are advised to contact Birmingham City Council Rates Department for further clarification.

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

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

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewings

Strictly via the letting agent Siddall Jones on 0121 638 0500

