



Sanderson
Weatherall

TO LET



155 Church Road, Yew Tree, Yardley, Birmingham B25 8UP

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**Net Internal Area:
1,190 SQ FT (110.60 SQ M)**

Popular local parade in busy centre.

Enlarged retail area.

Useful first floor storage/office space.

Rental of £14,600 per annum

LOCATION

This middle parade property is situated a short distance from the centre of Yardley (Yew Tree), a popular local shopping district where a large number of traders are represented. Street and off-road parking is available nearby.

DESCRIPTION

The retail property comprises a good-sized retail unit with rear storage and at first floor level several rooms suitable for further storage or other uses such as living accommodation, subject to planning. The property has the benefit of a conventional security roller shutter.

	Sq Ft	Sq M
Retail area	653	60.71
Rear store	148	13.77
First floor	389	36.12
Total Net Internal Area	<u>1190</u>	<u>110.60</u>

TENURE

The property is available by way of a new lease on conventional full repairing and insuring terms for a minimum period of three years, subject to contract.

RENT

£14,600 per annum (exclusive) subject to lease, payable quarterly in advance.

VAT

All prices, rents and figures are exclusive of any VAT payable

SERVICES

All mains services are believed to be available.

USE

The property has an established use for A1 (Retail) purposes. It may be suitable for alternative uses, subject to planning permission.

ENERGY PERFORMANCE

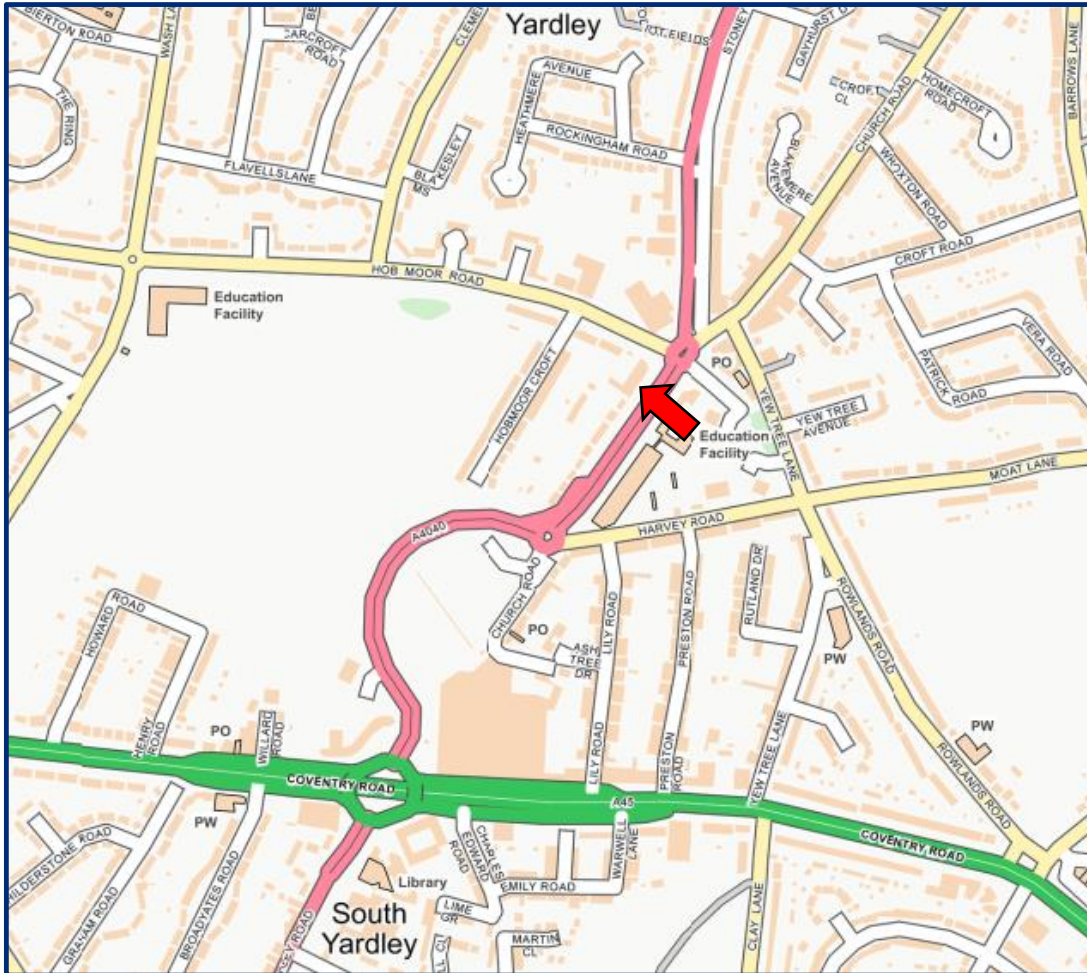
The property has an EPC rating of D with a score of 78

RATING ASSESSMENT

The property has a rateable value of £9,200 (2017 list).

LEGAL COSTS

A contribution of £500 plus VAT is required towards the landlord's legal costs in the matter.



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March 2019



Viewings strictly by prior appointment
with the Sole agents:

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