

ROADSIDE RETAIL SHOWROOM

TO LET

**613 Hagley Road West
Quinton
Birmingham
B32 1BY**

Average daily traffic flow of more than 35,000 vehicles



SUBJECT TO VACANT POSSESSION

Location

The property is situated approximately 6 miles south-west of Birmingham City Centre in Quinton with frontage on to the A456 Hagley Road West which is one of the principal arterial routes into Birmingham City Centre.

According to the Department for Transport website there is an annual average daily **traffic flow of more than 35,000 vehicles.**

Quinton is a densely populated suburb of Birmingham with a large amount of residential housing and benefits from good access to the national motorway network lying within approximately 1 mile of Junction 3 of the M5.

The premises lie adjacent to Laura Ashley with substantial frontage on to the A456.



Description

The premises comprise a single storey retail showroom with a small mezzanine area.

Further detail on the handover specification can be made available upon request.

Parking

There are approximately 12 parking spaces located in the front of the premises, which are shared with Laura Ashley.

Terms

The premises are to be made available by way of a new 15 year effectively full repairing and insuring lease.

Rent

£80,000 PAX

Planning

Open A1 Retail Consent

EPC

The Energy Performance Asset Rating of the premises currently falls within category F(141). A copy of the EPC can be made available upon request.

Legal costs

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

Areas

Ground Floor Net Internal Area	409.05m ²	4,403 sq ft
Mezzanine	8.27m ²	89 sq ft

*Premises may be available on a sub-divided basis, subject to the necessary consents.

Rateable Value

(2015 Assessment)	£57,000
Rates Payable (2016/17)	£28,329

*We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

Viewing is strictly by prior appointment with the Sole Retained Agents:-



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