RETAIL PREMISES TO LET
*SUBJECT TO VACANT POSSESSION*
Unit 3, 76 Alcester Road, Kings Heath, Birmingham, B14 7PT

LOCATION
The premises are located in the popular retailing suburb of Kings Heath approximately 5 miles south of the city centre. The premises front the busy A435 Alcester Road, which is one of the main arterial routes into Birmingham City Centre.

The premises benefit from a substantial frontage and forecourt customer parking. The premises sit adjacent to Dreams and Poundstretcher with other nearby occupiers including Sainsbury’s, Lloyds Bank and Sports Direct Fitness.

ACCOMMODATION
The property is comprised of the following approximate floor areas and dimensions:

| Internal Width: | 8.11m | 26'7" |
| Net Internal Area: | 238.74m² | 2,570 sq ft |

*There are approximately 22 shared Pay & Display customer parking spaces to the front of the property.

TENURE
The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to five yearly rent reviews.

RENT
£50,000 pax

EPC
A copy of the Energy Performance Certificate can be made available upon request.

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

SERVICES
Mains electricity, water and drainage are connected to the property.

N.B None of the services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

VIEWINGS
Strictly by appointment with the Joint Agents.

Scott Robertson or Thompson Heaney
E: scott@creative-retail.co.uk or paul@thompsonheaney.co.uk
T: 0121 400 0407 or 0121 262 6590

SUBJECT TO CONTRACT
Details correct at the time of print June 2018.

VAT
The property has been elected for VAT.

RATEABLE VALUE
We have made enquiries via the Valuation Office website which confirms the Rateable Value for the premises as follows:-

Rateable Value £32,500 (2017 Assessment)

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

SCOTT ROBERTSON
THOMPSON HEANEY
CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of any offer or contract.

II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
Tel: 0121 400 0407
Email: scott@creative-retail.co.uk

Paul Cancho-Marchena
Tel: 0121 262 6590
Email: paul@thompsonheaney.co.uk

www.creative-retail.co.uk