

# 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**.

## ACCOMODATION

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

<b>Internal Width:</b>	<b>8.11m</b>	<b>26'7"</b>
<b>Net Internal Area:</b>	<b>238.74m<sup>2</sup></b>	<b>2,570 sq ft</b>

\*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.

## PLANNING

The premises have an existing A1 (retail) planning consent, but re considered suitable for a variety of uses subject to obtaining the necessary planning consent.

## 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)
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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.

## 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.

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the Joint Agents.

Scott Robertson

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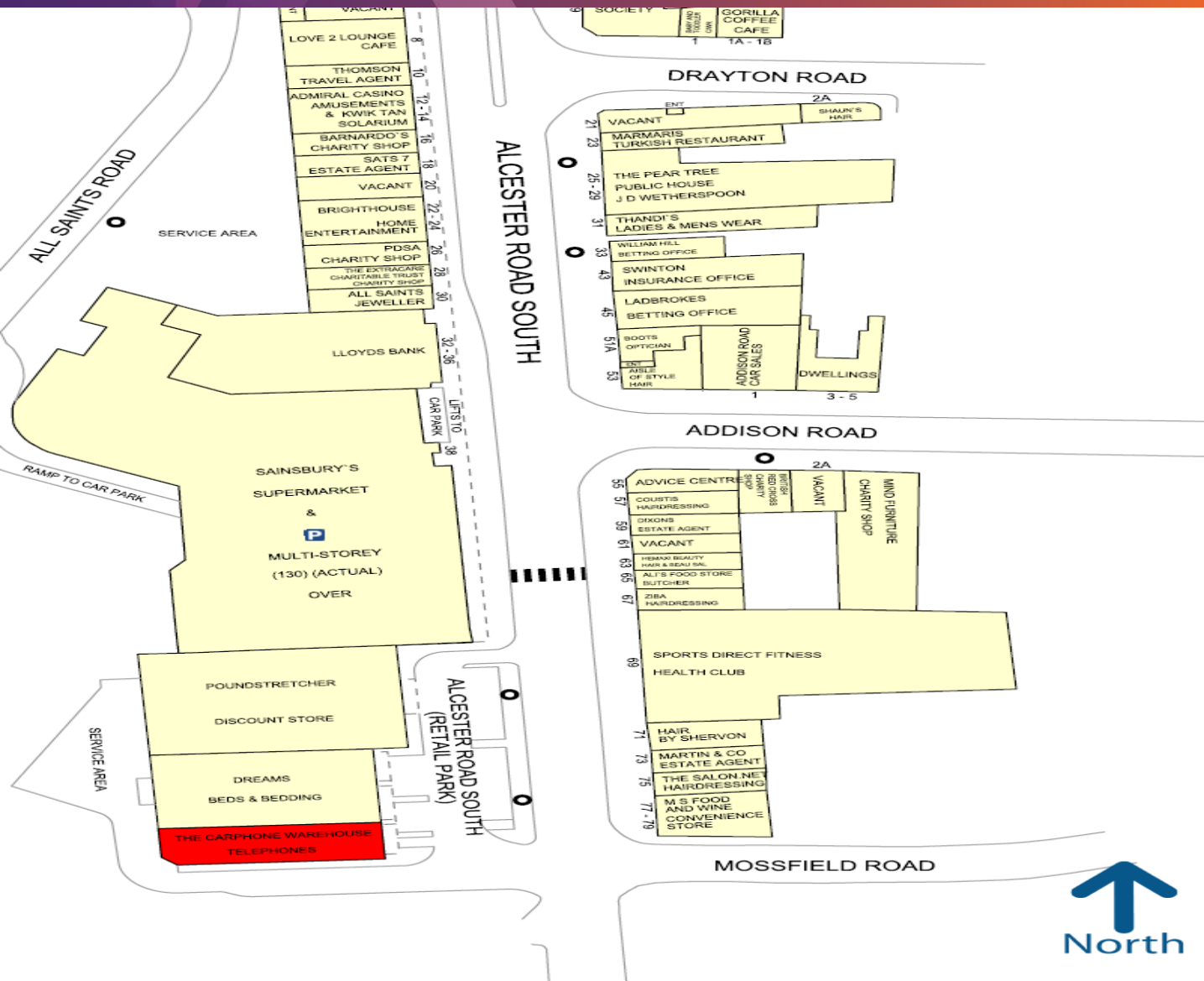
## SUBJECT TO CONTRACT

Details correct at the time of print June 2018.

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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