

SHOP TO LET

1070 Warwick Road, Acocks Green



LOCATION

Acocks Green is located on the A41, approximately 6 miles from Birmingham city centre and just 3 miles from Solihull. It is a vibrant, bustling and welcoming place where favourite high street names sit alongside much loved local independent outlets.

SITUATION

The unit is situated in close proximity to **KFC & Lloyds Pharmacy** other nearby retailers include **Natwest, Cash Converters** and **Wetherspoon's Pubs**.

ACCOMODATION

The premises comprise the following approximate floor areas and dimensions:-

Ground Floor	89.6m ²	960 sq.ft
First Floor Ancillary	62.2m ²	670 sq.ft

LEASE

The property is available by way of a new FRI lease.

RENT

£35,000 per annum exclusive of rates, service charge and VAT

EPC

A copy of the Energy Performance Certification can be made available upon request

SERVICE CHARGE

There is an annual service charge of **£872.00**.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (2017 Assessment)	£28,000
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We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

VIEWINGS

Viewing is strictly by prior appointment with the retained joint agents.

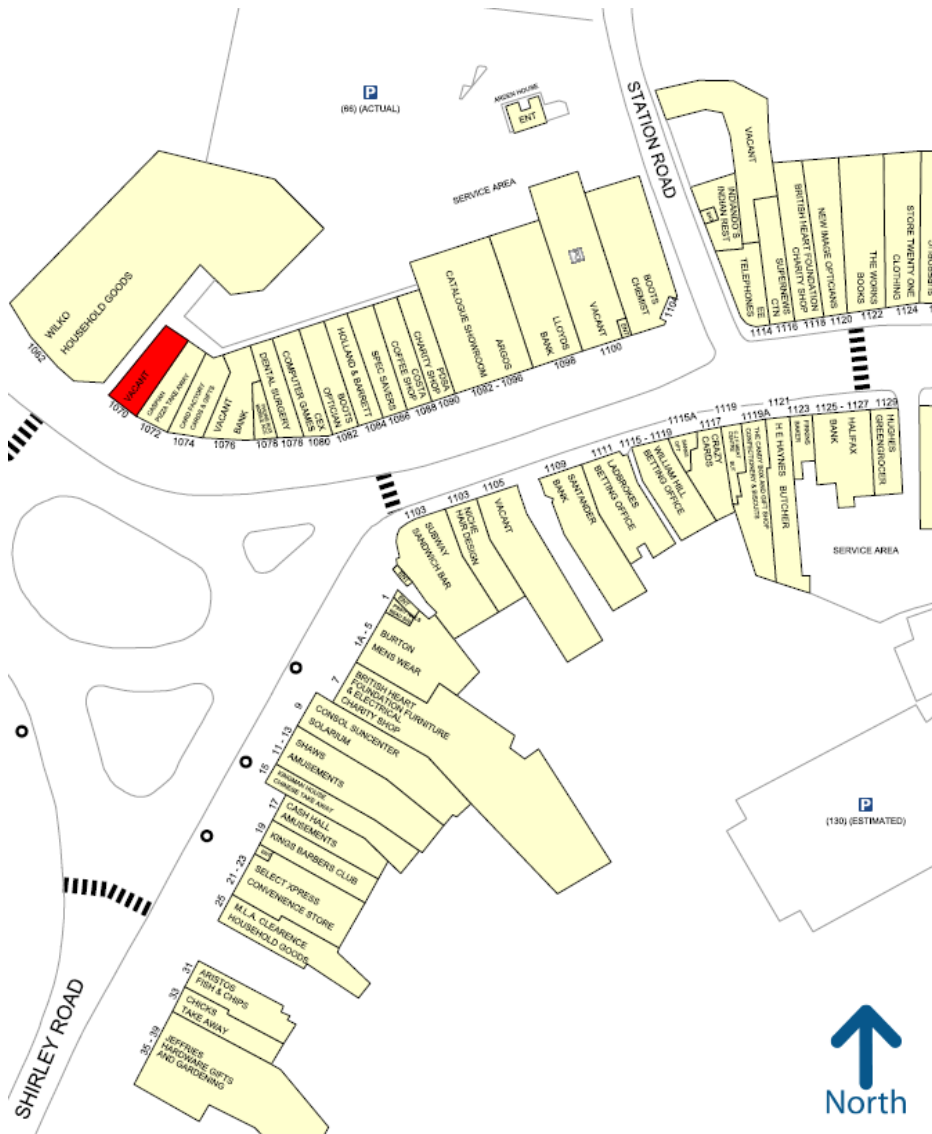
All transactions are stated exclusive of VAT.
Subject to Contract

Details correct at the time of print October 2017


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson
Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

OR

BWD Alexandria Carr
Tel: 0121 262 6545

Email: acarr@bwdretail.co.uk