

# SHOP/RESTAURANT UNITS TO LET

2-4 Woodbridge Road  
Moseley, Birmingham, B13 8EJ



## LOCATION

Moseley is a popular suburb of Birmingham, 3 miles south of the City Centre. The area is a popular cosmopolitan residential and leisure destination, with a number of bars and restaurants. Moseley recently won the Sunday Times Best Places to Live 2015.

## DESCRIPTION

The property is situated on Woodbridge Road close to where this meets the A435 - Alcester Road. Nearby occupiers include **Pizza Express, Co-operative Supermarket, Sainsbury's Local** and other well established and successful independent restaurants and bars/pubs.

## ACCOMODATION

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

### 2 Woodbridge

Internal Width:	5.48m	18'0"
Ground Floor Sales:	49.98m <sup>2</sup>	538 sq ft
Ancillary:	21.27m <sup>2</sup>	229 sq ft

### 4 Woodbridge

Internal Width:	5.56m	18'3"
Ground Floor Sales:	49.79m <sup>2</sup>	536 sq ft
Ancillary:	24.80m <sup>2</sup>	267 sq ft

## Tenure

A new lease can be taken across the whole property or on a single unit.

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (70).

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

## RENT

2 Woodbridge - **£20,000** per annum exclusive  
4 Woodbridge - **£20,000** per annum exclusive  
2 & 4 Woodbridge (combined) - **£40,000** per annum exclusive

## RATEABLE VALUE

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

RATEABLE VALUE	£11,000 (2 Woodbridge)
RATEABLE VALUE (2017 Assessment)	£12,500 (4 Woodbridge)

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

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

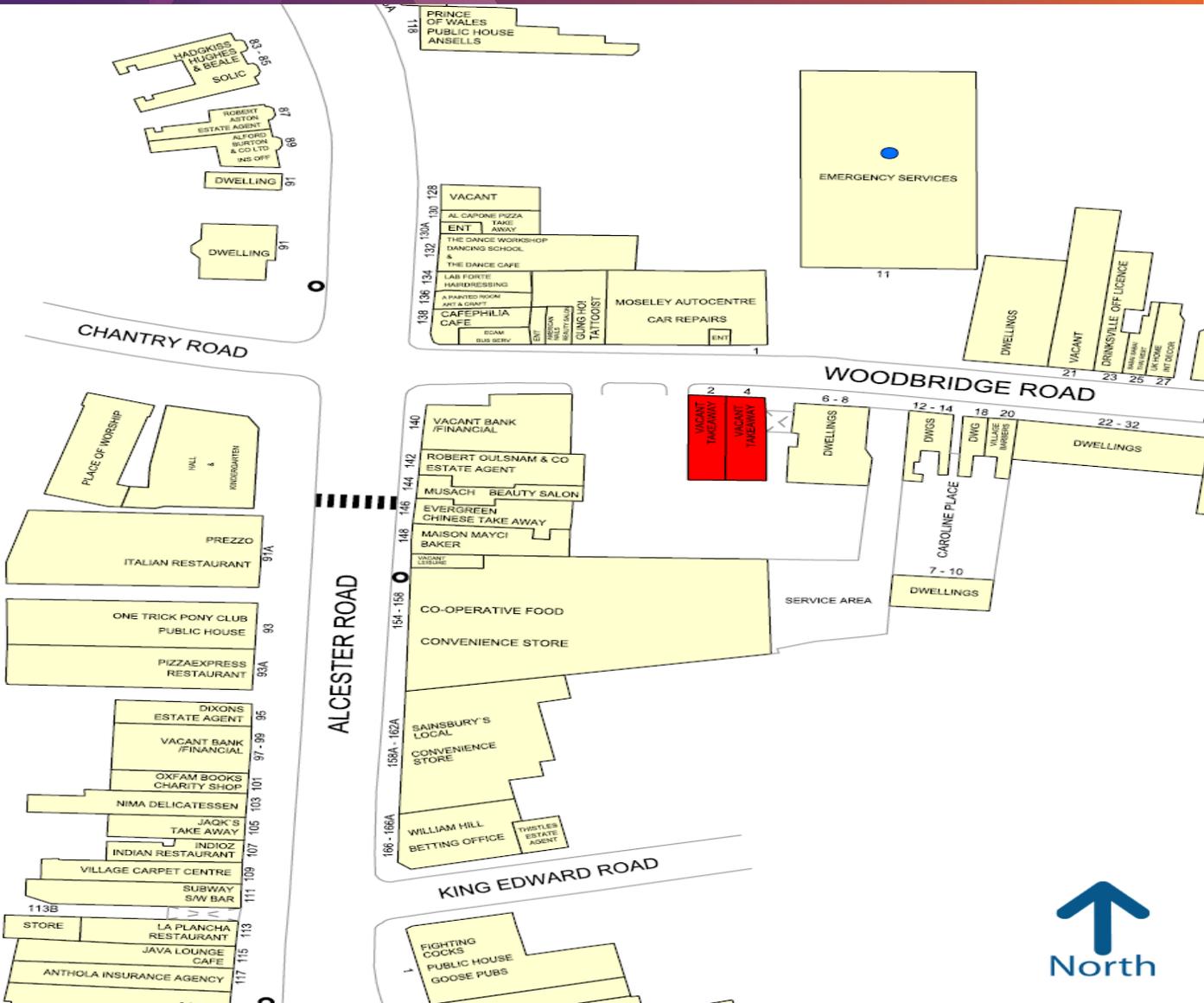
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

Details correct at the time of print March 2018

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

# SHOP/RESTAURANT UNITS TO LET

2-4 Woodbridge Road  
Moseley, Birmingham, B13 8EJ



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, nor 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.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- 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:

Ed Purcell

Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)