

SHOP TO LET

Unit 3B, Cape Hill Retail Park,
Smethwick, B66 4PH



LOCATION

Smethwick is a busy Birmingham suburb in the Metropolitan Borough of Sandwell, located approximately 5 miles West of Birmingham city centre and lying within approximately 2 miles of junction 1 of the M5.

DESCRIPTION

The subject premises are situated in a good trading location on Cape Hill Retail Park adjacent to Dominos.

Other occupiers within the scheme include; **KFC**, **British Heart Foundation**, **Farmfoods** and **Pak Supermarkets**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales: **194.44m²** **2,093 sq ft**

TENURE

The premises are to be made available by way of a new Full Repairing and Insuring sub-lease for a term of years to be agreed. The head lease expires on 19th April 2038.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (67).

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

RENT

£20,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

The premises are yet to be assessed for rating purposes.

All parties should make their own enquiries with the Local Rating Authority on 0121 303 5509.

LEGAL COSTS

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

VIEWINGS

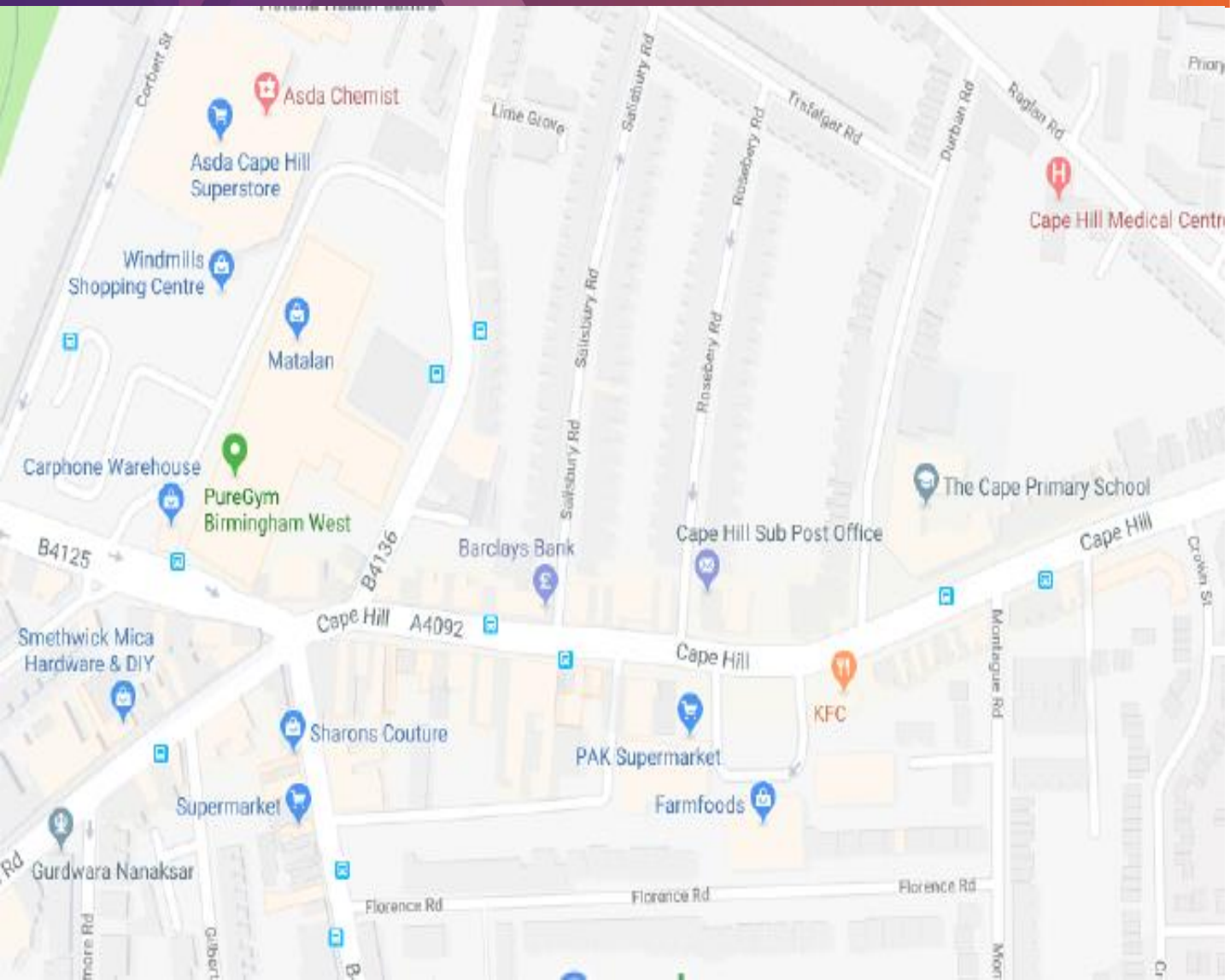
Strictly by appointment with the Sole Retained Agents

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

Details correct at the time of print June 2018

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