

**PROMINENT CORNER UNIT
AVAILABLE IN BUSY LOCATION**
574 Bearwood Road, Bearwood,
Birmingham, B66 4BW



LOCATION

Bearwood is a busy neighbourhood shopping area situated approximately 3 miles west of Birmingham city centre.

DESCRIPTION

The property is situated at the southern end of Bearwood Road close to its junction with Hagley Road. Nearby occupiers include **Boots**, **Thomson Travel** and **Halifax**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Area: 153.01m² 1,647 sq ft

TENURE

The property is available by way of a new 5 year full repairing and insuring lease without rent review.

EPC

Energy Performance Asset Rating of the premises currently falls within category D (83).

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

RENT

£25,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

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

RATEABLE VALUE £28,500
(2017 Assessment)

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 Joint Retained Agents

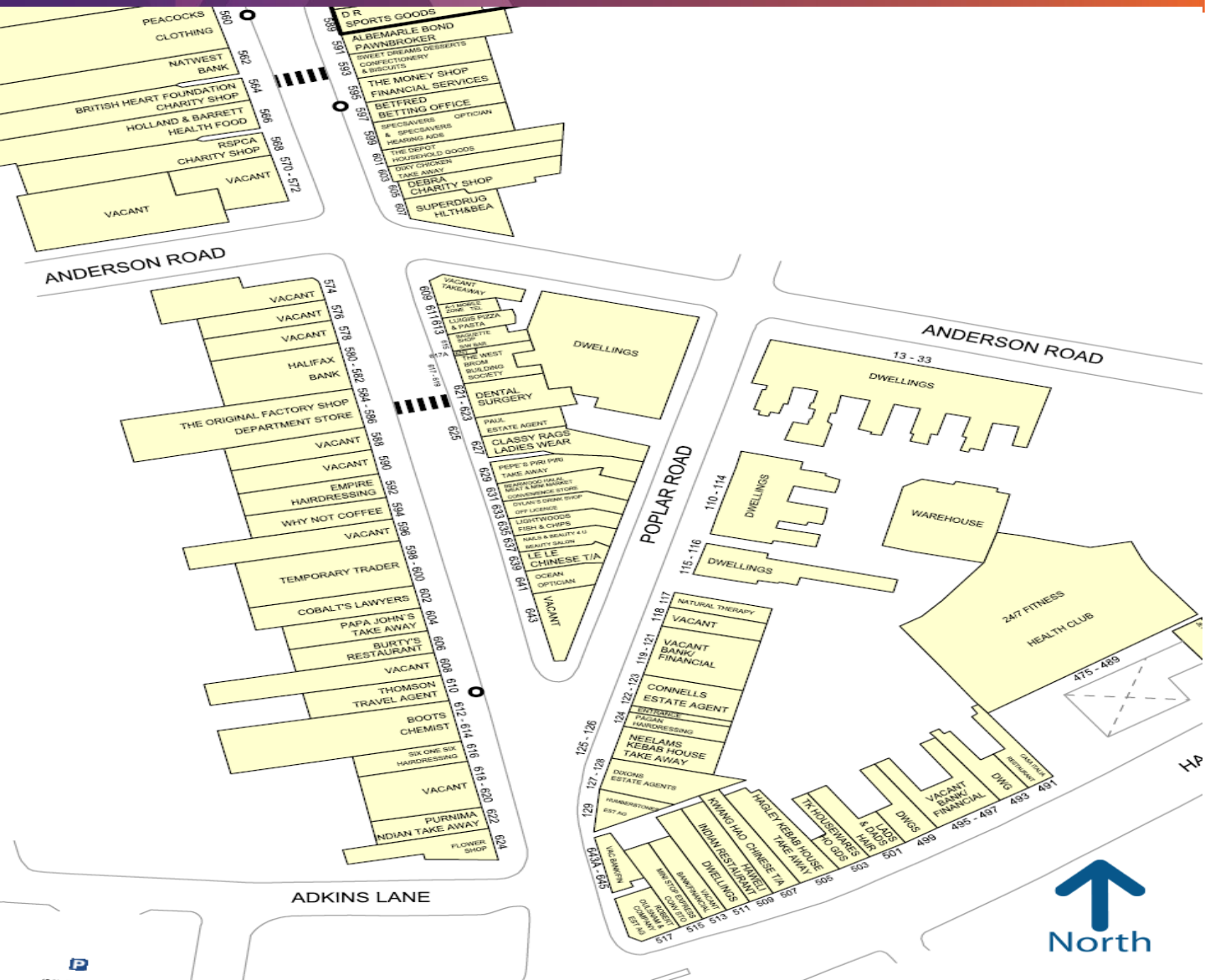
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Details correct at the time of print January 2018



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