

# SHOP TO LET

174 New Road,  
Rubery, B45 9JA



## LOCATION

The premises are located on New Road, within the busy Rubery Shopping Centre, where national retailers including **Savers, Tesco, Barclays Bank, Greggs** and **William Hill**, are represented.

## DESCRIPTION

The premises comprise a ground floor lock-up unit benefiting from on-street parking and a secure rear service yard.

## ACCOMODATION

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

<b>Internal Width:</b>	<b>5.07m</b>	<b>16'8"</b>
<b>Shop Depth:</b>	<b>14.48m</b>	<b>47'6"</b>
<b>Ground Floor Area:</b>	<b>75.80m<sup>2</sup></b>	<b>816 sq ft</b>
<b>Toilet Facilities</b>		

## TENURE

The property is available by way of a new lease for a term of years to agreed upon.

## EPC

Energy Performance Asset Rating of the premises currently falls within category E (117).

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

## RENT

**£12,500** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

We are advised that the current service charge is approximately £921 plus vat per annum.

## RATEABLE VALUE

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

<b>RATEABLE VALUE</b>	<b>£7,000</b>
<b>(2017 Assessment)</b>	

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.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

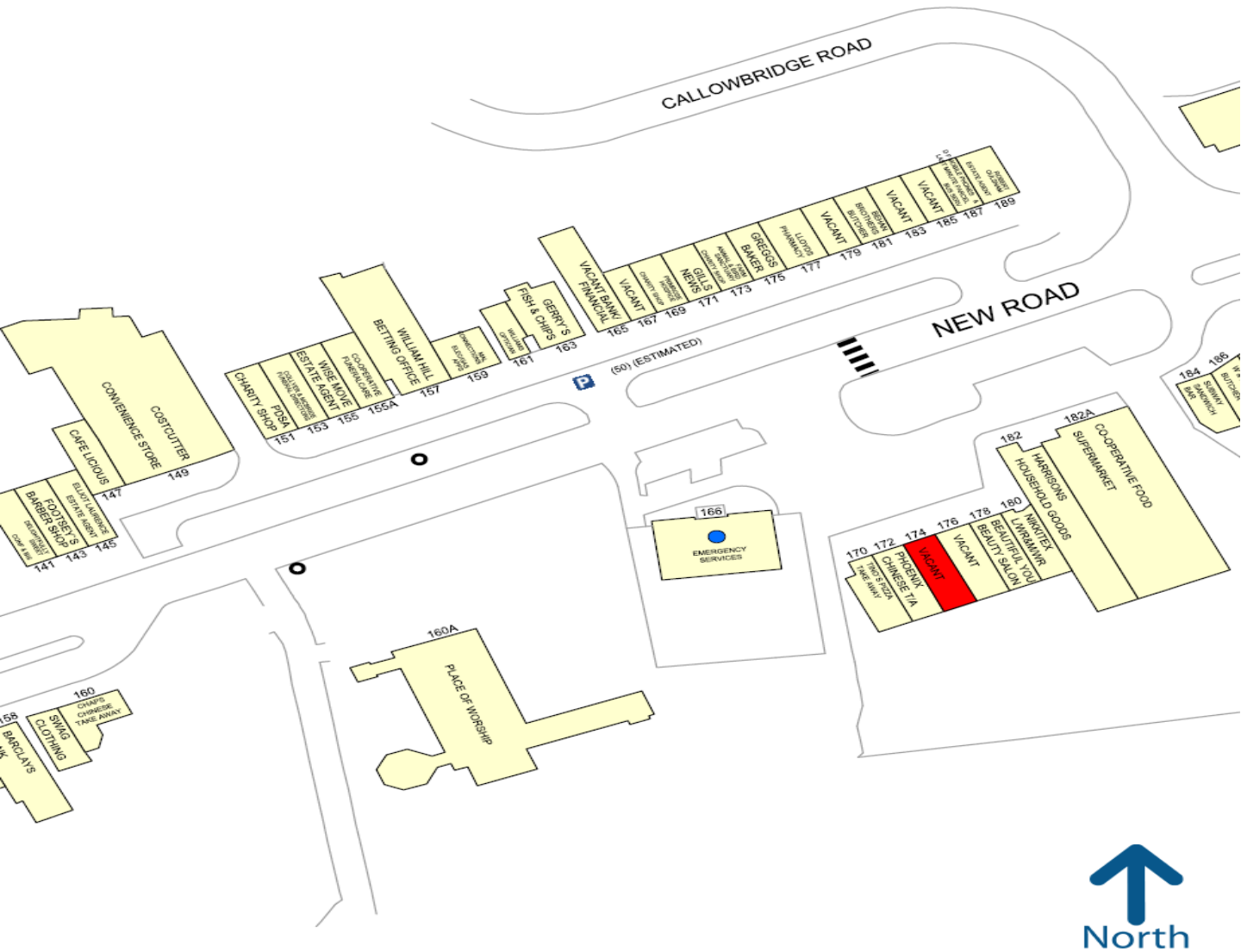
Strictly by appointment with the Joint Retained Agents

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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