

# DOUBLE SHOP TO LET

185-187 Soho Road, Handsworth,  
Birmingham, B21 9SU



## LOCATION

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers.

## DESCRIPTION

The property is located on the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway.

The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 2½ miles South East of the subject premises with the M5 Motorway located approximately 1 mile North West. Forming part of a parade of retail units, held in one ownership, the property benefits from a dedicated car park to the front of the unit, as well as dedicated rear servicing.

## ACCOMODATION

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

|                            |                            |                    |
|----------------------------|----------------------------|--------------------|
| <b>Ground Floor Sales:</b> | <b>172.42m<sup>2</sup></b> | <b>1,856 sq ft</b> |
| <b>Ground Floor Store:</b> | <b>39.76m<sup>2</sup></b>  | <b>428 sq ft</b>   |

## TENURE

The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category D (79).

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

## RENT

**£40,000** 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:-

|                          |                |
|--------------------------|----------------|
| <b>RATEABLE VALUE</b>    | <b>£29,000</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

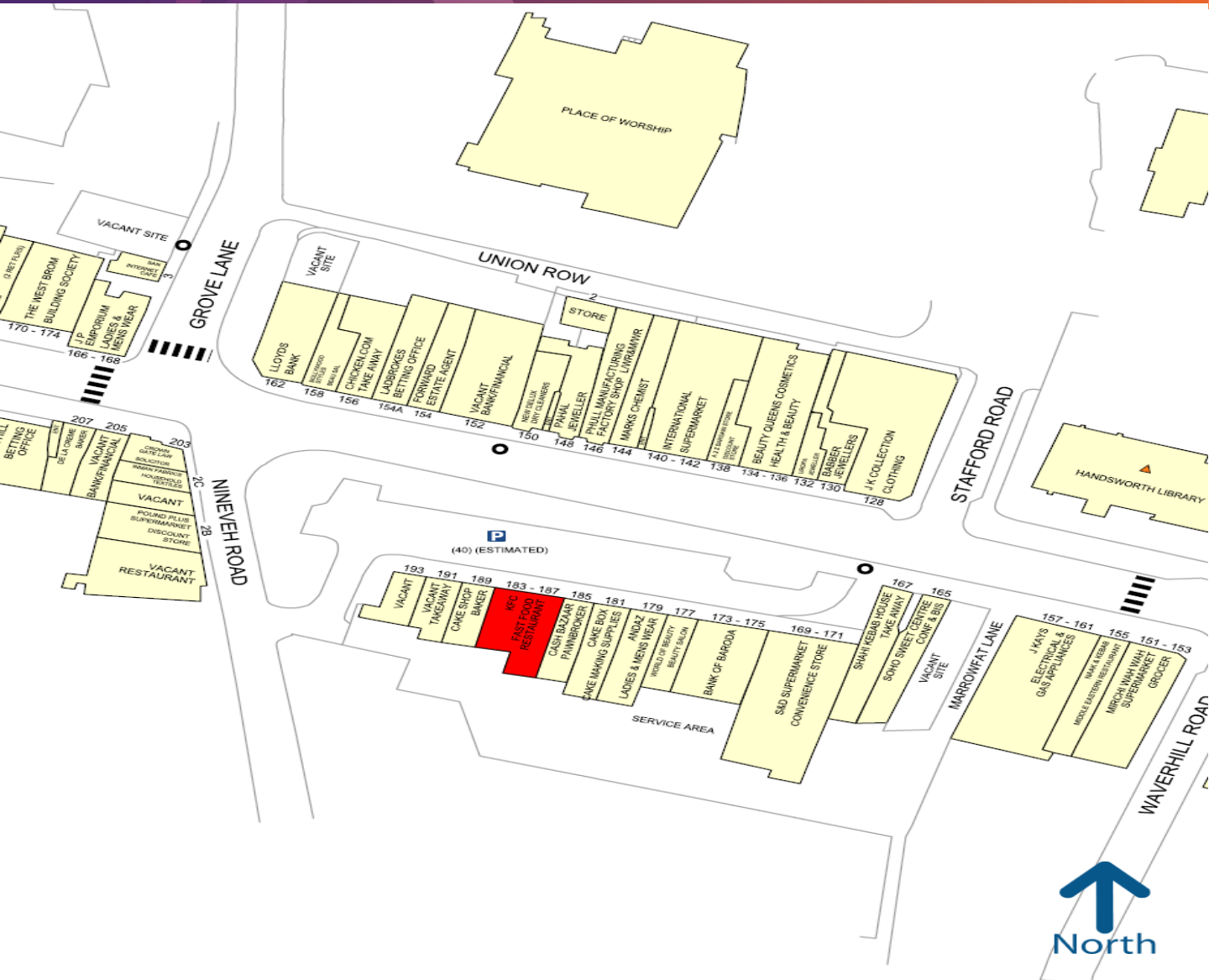
Strictly by appointment with the Joint Retained Agents

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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