

SHOP TO LET

67 High Street,
Erdington, B23 6SA



LOCATION

The property is situated on the main High Street on the entrance to the Wilton Market. The shop is located directly opposite the **Co-op Supermarket** and is close to **Greggs**, **Superdrug**, **William Hill** etc.

DESCRIPTION

The premises comprise a ground floor with first floor storage.

ACCOMODATION

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

Internal Width:	10.5m	34'7"
Shop Depth:	17.0m	55'9"
Net Ground Floor Area:	161m²	1,735 sq ft
First Floor Storage/Staff W.C.	119m²	1,280 sq ft

Tenure

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

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.

SERVICE CHARGE

There is an annum service charge of £1,190.12.

RENT

£22,500 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 **£29,000**
(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**

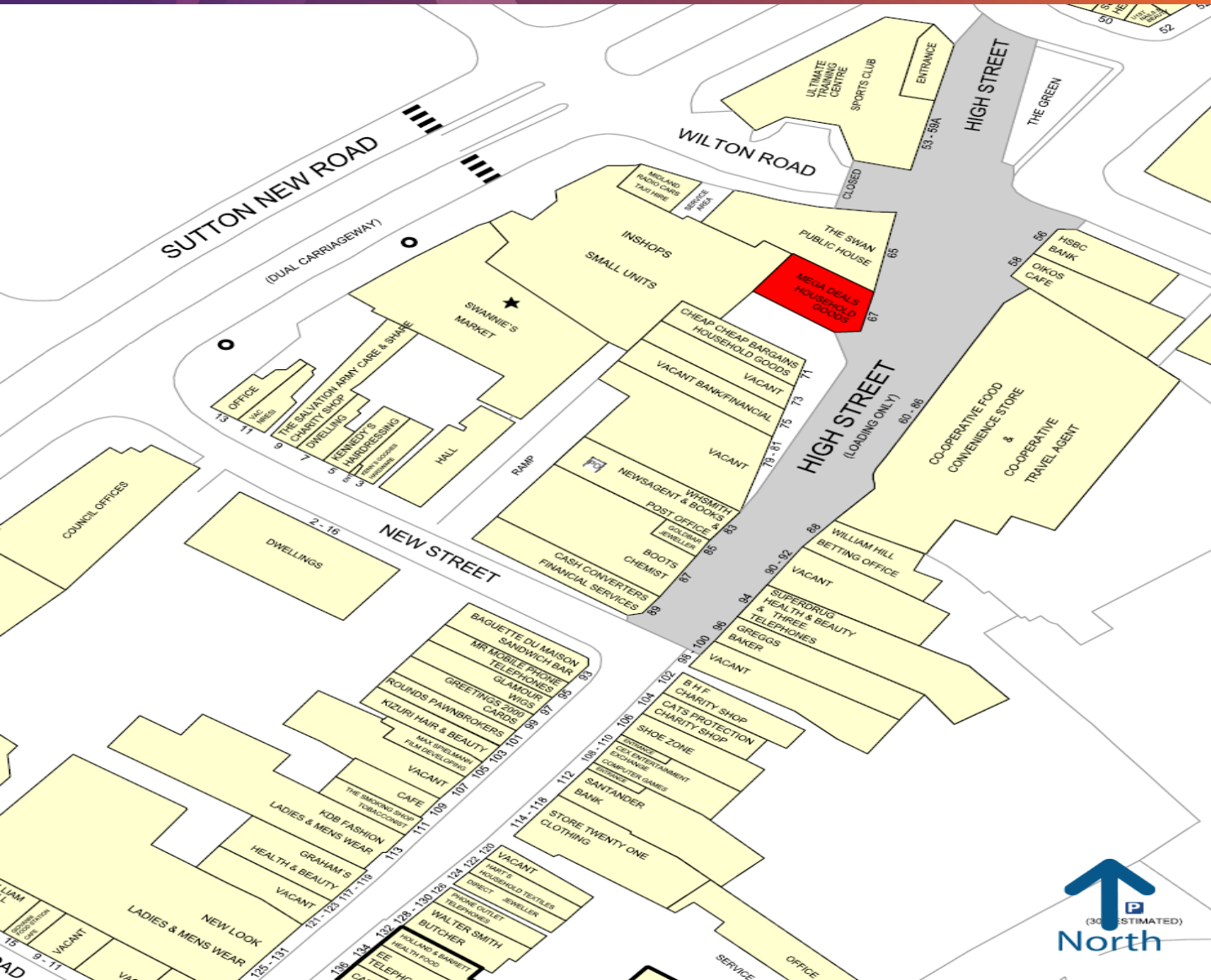
Details correct at the time of print February 2018


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PROPERTY CONSULTANTS

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