

SHOP TO LET

Unit 3, Yew Tree Retail Park,
Yardley, Birmingham, B25 8YP



LOCATION

The subject property is situated within Yew Tree Retail Park, a small out of town retail offering based in Yardley a suburb of Birmingham. The property has good roadside frontage located at the junction of Hob Moor Road and Stoney Lane.

DESCRIPTION

A single storey brick built unit with installed mezzanine. The unit benefits from rear access into service yard, and dedicated car parking to front.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	162.48m²	1,749 sq ft
Mezzanine:	75.06m²	808 sq ft

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.

RENT

£35,000 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 (2017 Assessment)

£34,500

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 Sole Retained Agents

Ed Purcell - 0121 400 0407

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