

SHOP TO LET

178 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:

Internal Width:	5.07m	16'8"
Shop Depth:	14.48m	47'6"
Ground Floor Area:	75.80m²	816 sq ft
Toilet Facilities		

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 D (77).

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 £1,000 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:-

RATEABLE VALUE	£6,900
(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.

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

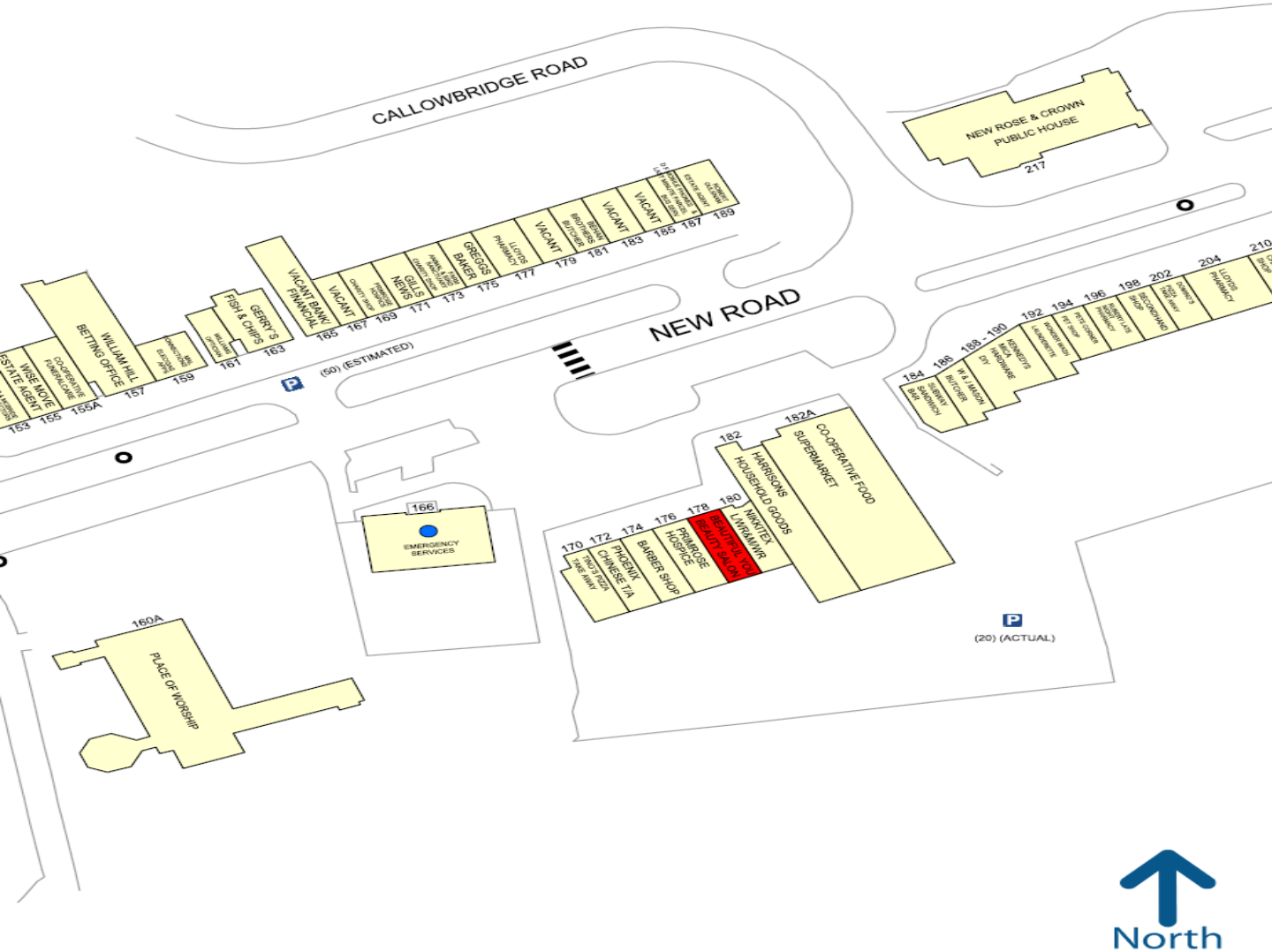
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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