

SHOP TO LET

75 High Street,
Erdington, B23 6SA



LOCATION

The premises are well located on the main High Street directly opposite the **Co-op Supermarket**. Other major retailers in the immediate vicinity include **WH Smith, William Hill, Greggs, Boots, Superdrug, Cash Converters**.

DESCRIPTION

The premises comprise a ground floor shop with first floor storage accommodation.

ACCOMODATION

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

Shop Depth	26.37m	86'6"
Net Ground Floor Area:	145.39m²	1,565 sq ft
Basement:	98.29m²	1,058 sq ft

TENURE

The property is available by way of new full repairing and insuring lease for a term to years to be agreed upon in multiples of 5 years.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (67).

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

SERVICE CHARGE

There is an annum service charge of £917.44. The service charge is subject to annual reconciliation.

RENT

£20,000 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	£18,250
(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.

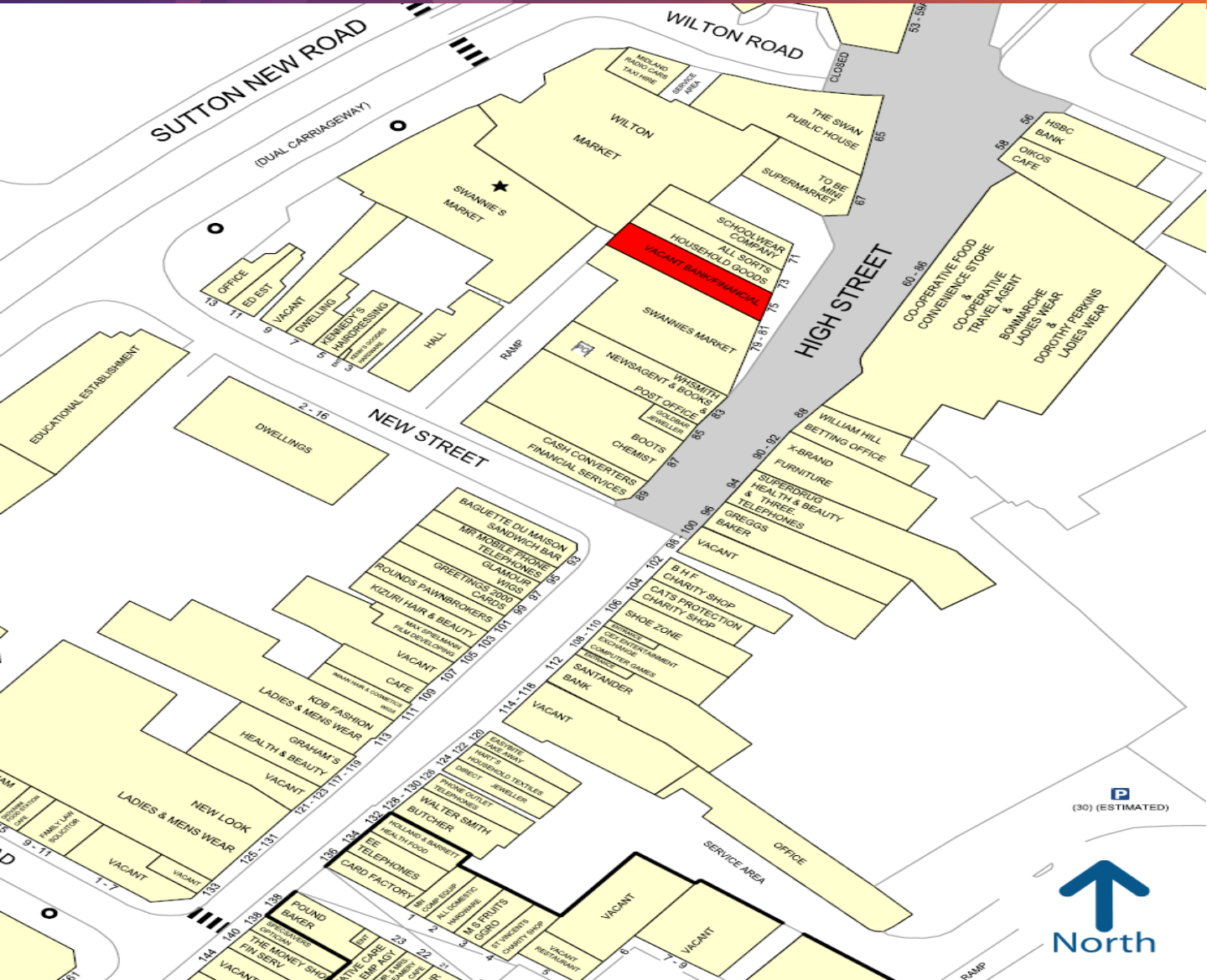
VIEWINGS

Strictly by appointment with the Joint Retained Agents.

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

SHOP TO LET

75 High Street,
Erdington, B23 6SA



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

Andrew Thompson
Tel: 01527 821 111

Email: andrew@amtcommercial.co.uk