

SHOP TO LET

BUSY NEIGHBOURHOOD PRECINCT

7 Chad Square, Hawthorne Road,
Edgbaston, B15 3TQ



LOCATION

The subject premises are located within the Chad Square Shopping Precinct, which is situated off the busy Hawthorne Road on the border of **Edgbaston** and **Harborne**.

The premises are situated in a prominent position with visibility from Hawthorne Road adjacent to Yusuf Menswear.

There is an Ordnance Survey map of the area to the rear, illustrating the location of the premises within the context of Chad Square.

DESCRIPTION

The premises comprise ground floor retail premises with ancillary space to the rear.

The unit is to be handed over in a retail shell specification ready for tenant's individual fit out.

There is a staff W.C. situated to the rear of the shop and rear servicing access.

ACCOMMODATION

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

Internal Width:	5.66m	18'7"
Shop Depth:	12.67m	41'7"
Ground Floor Sales:	71.81m²	773 sq ft
Ground Floor Store:	7.71m²	83 sq ft

W.C.

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

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

RENT

£15,000 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 **£9,400**
(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

The incoming tenant will provide an undertaking for the landlord's legal costs. This cost will be refunded to the tenant in full if the matter proceeds to completion.

The incoming tenant will also be responsible for covering 50% of the Superior Landlord's legal and surveyor's costs.

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

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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