

SHOP TO LET

**** SUBJECT TO VACANT POSSESSION ****

176 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**, as 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:	14.73m	48'4"
Ground Floor Area:	75.80m²	816 sq ft
Toilet Facilities		

There is scope to amalgamate the premises with the adjacent shop to create a unit of approximately 1,700 sq ft (157.94m²)

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

Energy Performance Asset Rating of the premises currently falls within category C (72).

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 £913 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	£7,100
(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

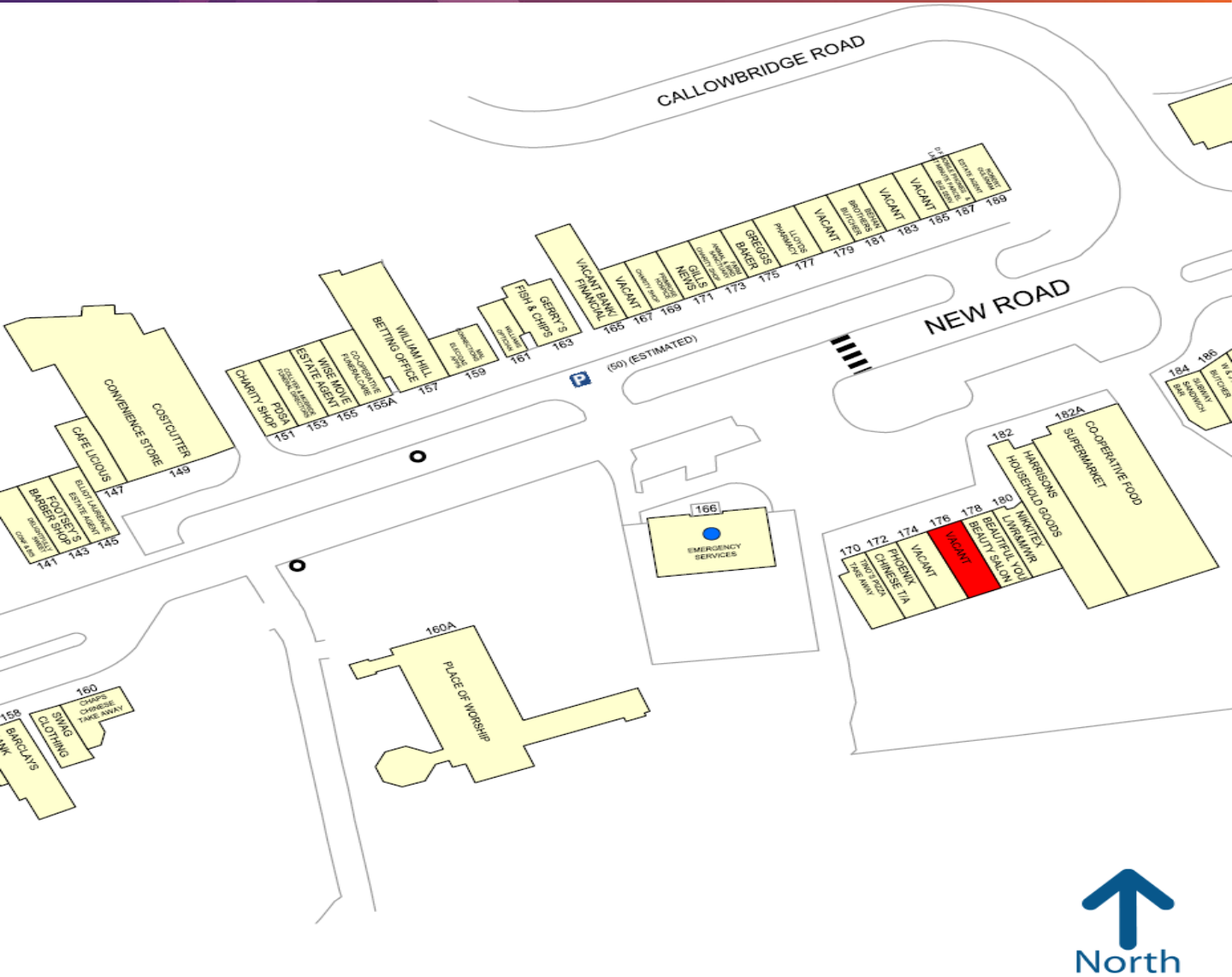
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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