

FULLY FITTED HOT FOOD TAKEAWAY TO LET - SUBJECT TO VACANT POSSESSION **A5 CONSENT ** 270 Vicarage Road, Kings Heath, B14 7NH



LOCATION

Kings Heath is a busy and vibrant suburb of Birmingham, located within the main City Council boundary, lying approximately 4 miles to the south east of the City Centre. The subject premises are situated on Vicarage Road (A4040) outer ring road and benefits from high levels of passing traffic and is surrounded by residential housing. Adjacencies include; **Co-op, Brooklyn Barbers Club, SISU Therapy Centre, Post Office, Lloyds Pharmacy and Miracle Laundry.**

DESCRIPTION

The unit benefits from being fully fitted as a fish & chip shop with an existing A5 planning consent for use as a hot food takeaway. There is a service yard situated to the rear of the development, which each tenant has the right to use for purpose of deliveries and servicing.

ACCOMMODATION

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

Internal Width (max):	6.34m	20'8"
Shop Depth (max):	15.32m	50'2"
Ground Floor NIA:	97.32m²	1,048 sq ft

TENURE

The unit is available by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category B (26).

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

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 (2017 Assessment)	£11,000
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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

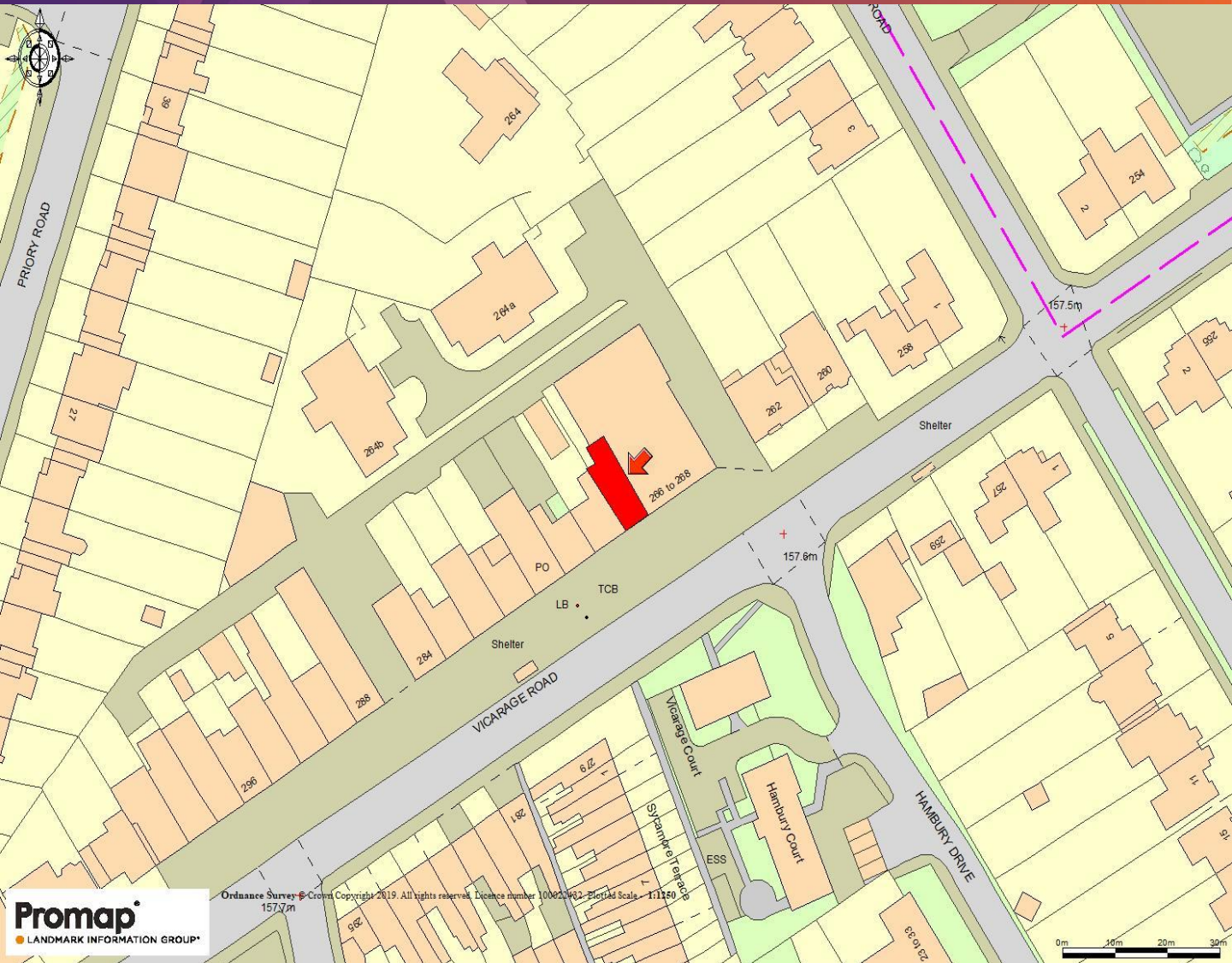
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

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

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For more information, please contact:

Scott Robertson
Tel: 0121 400 0407
Email: scott@creative-retail.co.uk