

SHOP TO LET

356 Bradford Road, Castle Bromwich
Birmingham, B36 9AD



LOCATION

Castle Bromwich is a southern suburb of the borough of Solihull. It is located approximately 8.1 miles from Solihull and 7.2 miles from Birmingham City Centre.

DESCRIPTION

The property forms part of Castle Bromwich Shopping Centre, and fronts the Chester Road. Nearby retailers include **Jacks** (Supermarket) **Iceland**, **Greggs**, **Card Factory** and other independent retailers.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	51.09m²	550 sq ft
First Floor	34.83m²	375 sq ft

Tenure

A new effectively full repairing and insuring lease is to be made available for a term to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category G (157).

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

SERVICE CHARGE

There is an annum service charge of £1,946 plus vat.

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	£10,500
(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 Sole Retained Agents.

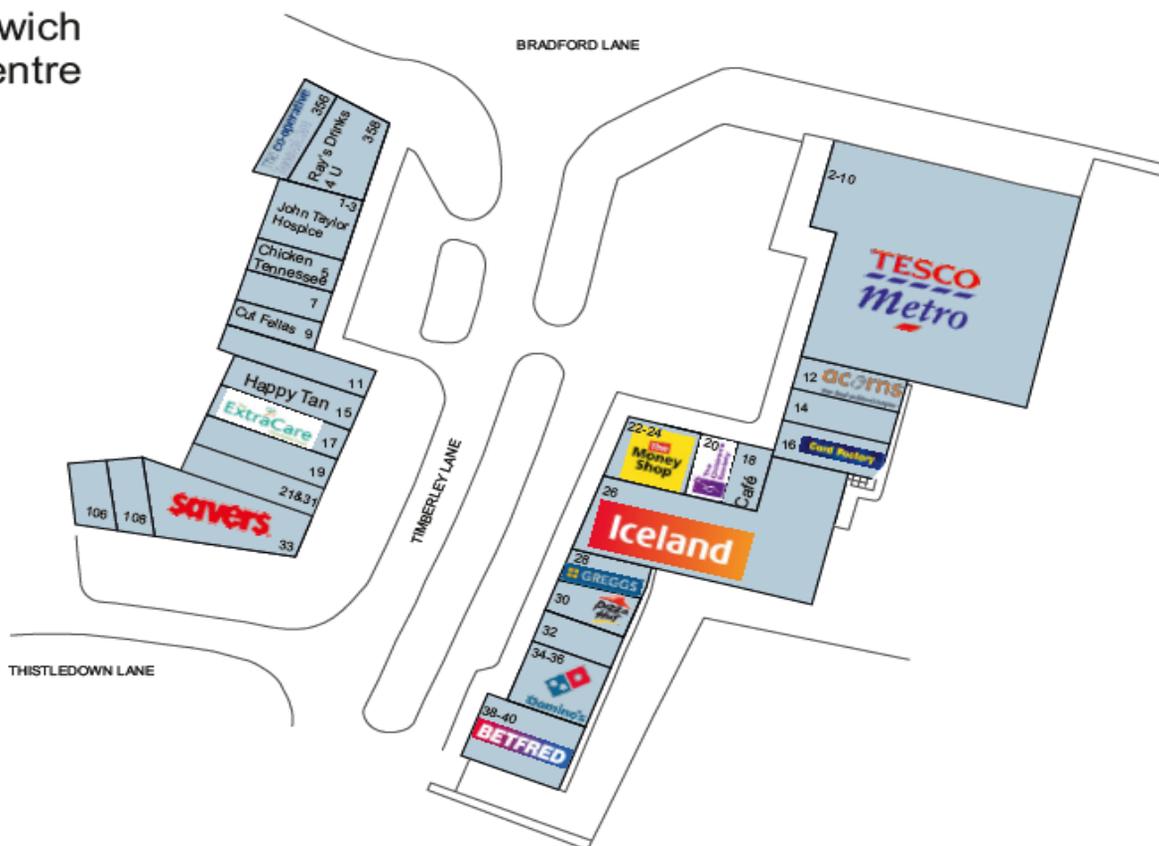
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

SHOP TO LET

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Birmingham, B36 9AD

Castle Bromwich
Shopping Centre
Birmingham
B34 7EH



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