

# SHOP TO LET

185 New Road  
Rubery, B45 9JP



## 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** are represented.

## DESCRIPTION

The premises comprise a ground floor lock-up unit benefiting from staff facilities and on-street parking.

## ACCOMODATION

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

<b>Internal Width:</b>	<b>4.9m</b>	<b>16'3"</b>
<b>Shop Depth:</b>	<b>12.1m</b>	<b>39'8"</b>
<b>Net Floor Area:</b>	<b>59.82m<sup>2</sup></b>	<b>644 sq ft</b>
<b>Kitchen:</b>	<b>2.78m<sup>2</sup></b>	<b>30 sq ft</b>
<b>Toilet Facilities</b>		

## TENURE

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed upon.

## EPC

Energy Performance Asset Rating of the premises currently falls within category E (123).

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

## RENT

**£13,500** 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

**£7,200**

We suggest that all interested parties should verify the above.

## 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

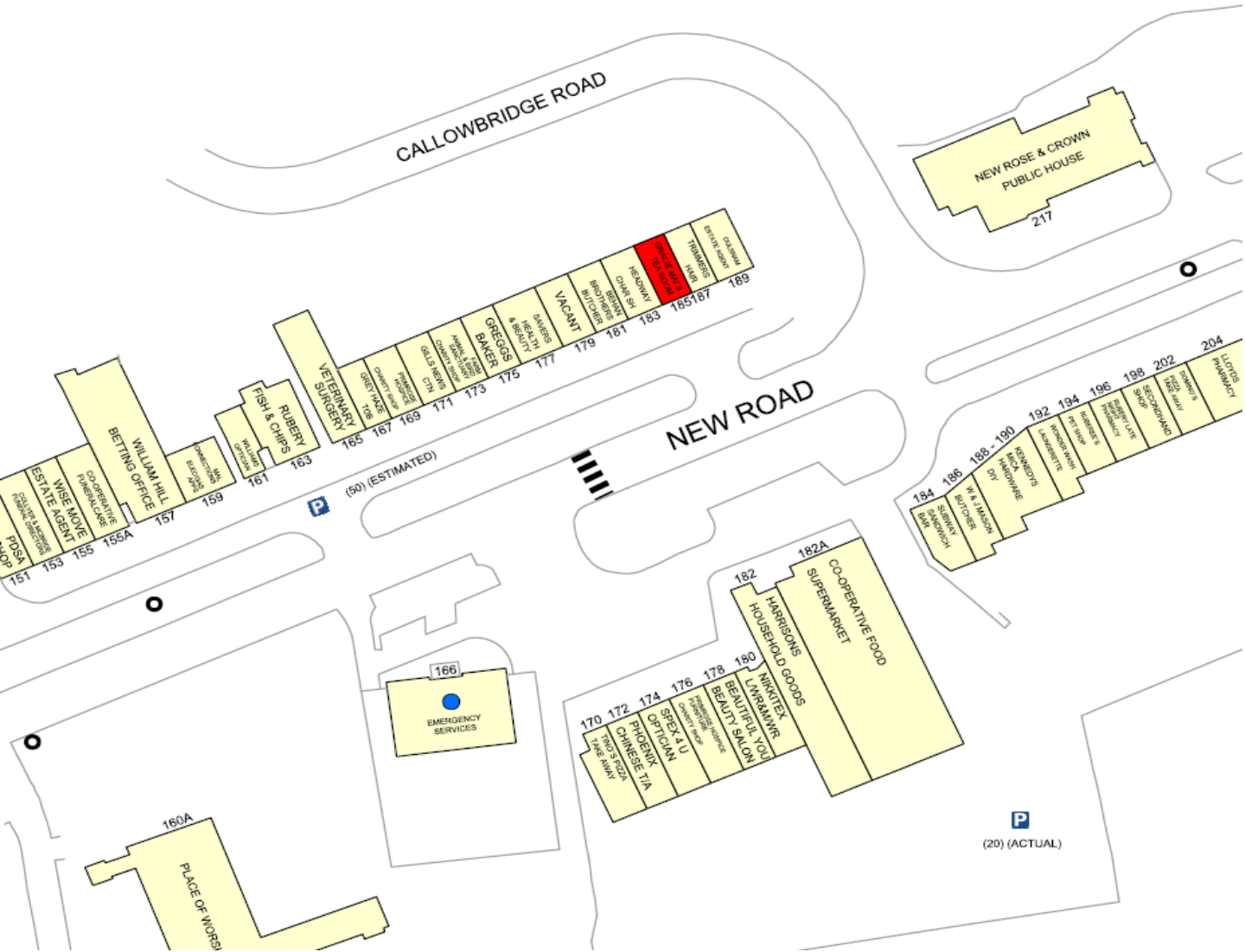
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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