

SHOP TO LET

**** A3 CONSENT ****

2148 Coventry Road,
Sheldon, B26 3JB



LOCATION

The property is very prominently situated fronting the main A45 Coventry Road and forms part of the Wells Green Shopping Centre. The unit is opposite **Dream Beds, Halfords, Pets At Home** and close to **Iceland, Lloyds Pharmacy, TUI, Scrivens**, etc. There is free car parking for 30 minutes within the scheme.

DESCRIPTION

The premises comprise a ground floor retail unit formerly occupied by Carphone Warehouse.

ACCOMODATION

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

Internal Width:	17.17m	56'4"
Shop Depth:	4.97m	16'4"
Net Sales Area:	83.24m²	896 sq ft

TENURE

The property is available by way of a new fully 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 D (94).

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

RENT

£27,500 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

The incoming tenant will be responsible for the payment of a variable service charge, which is currently £381.52 per quarter on account inclusive of VAT, subject to annual reconciliation. Insurance for the current year to 15 January 2019 is £780.96 inclusive of 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 **£24,000**
(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.

VIEWINGS

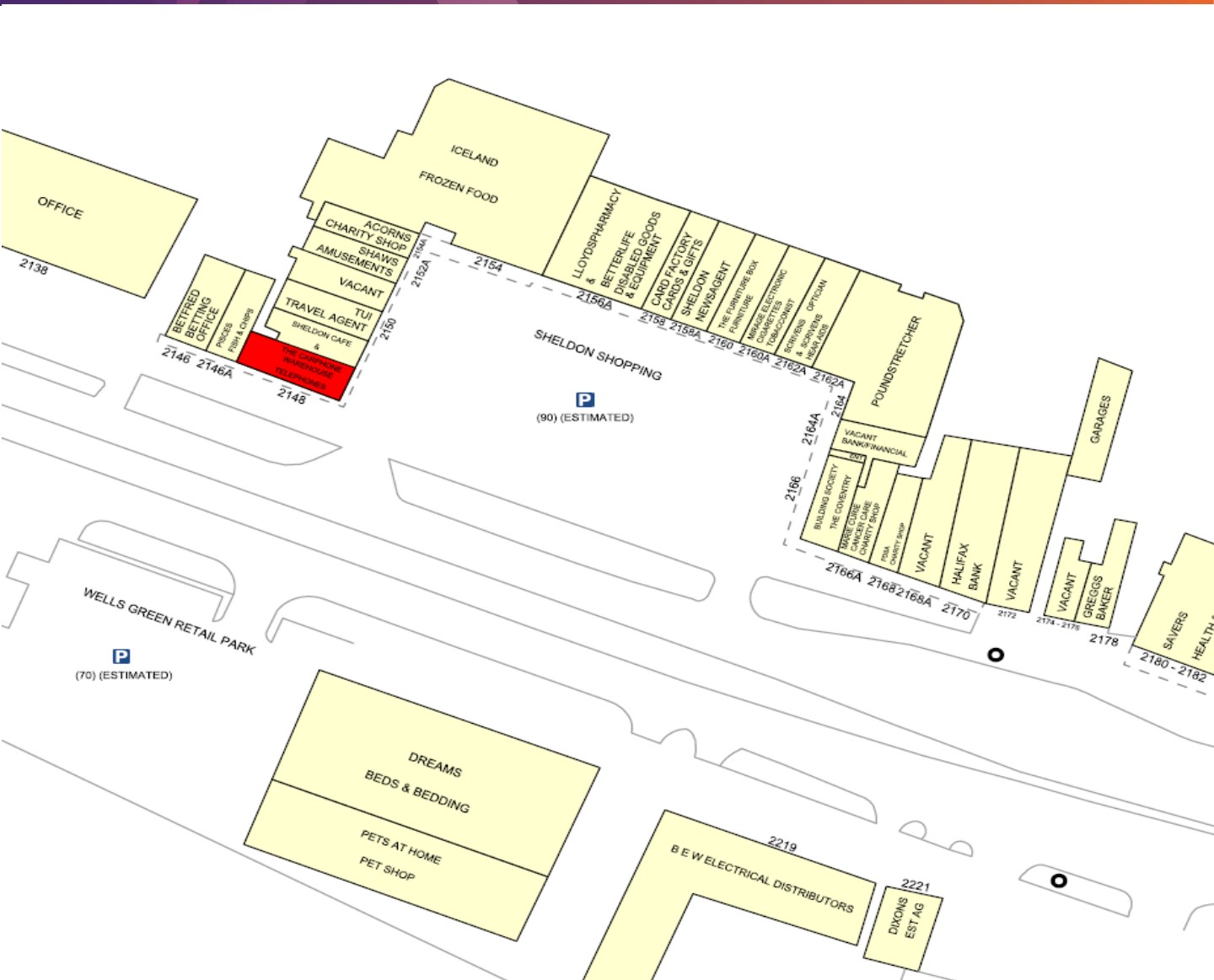
Strictly by appointment with the Joint Retained Agents

**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

Andrew Thompson
Tel: 07973 742 040

Email: andrew@amtcommercial.co.uk