SHOP TO LET
244 Hawthorn Road
Kingstanding, B44 8PP

LOCATION
The property occupies a prominent trading position on the at crossroad of Hawthorn Road and Kingstanding Road, which is one of the main arterial routes in to Birmingham City Centre from North Birmingham. Other occupiers of note in the immediate vicinity include; Tesco, Heron Frozen Foods, Greggs, Co-op Funeral Care, Scrivens Opticians, TSB and Barclays Bank. The subject premises are situated adjacent to Betfred and the Golden Coin amusement arcade.

There is a surface car park directly opposite which is easily accessible via the pedestrian crossing.

DESCRIPTION
The property comprises ground floor lock-up retail unit with staff facilities and w.c. to the rear. There is a rear service yard for servicing and deliveries. Parking staff can be made available subject to negotiation.

ACCOMODATION
The premises comprise of the following approximate floor areas:

Net Internal Area: 102.75m² 1,106 sq ft

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 (104).

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

RENT
£15,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE
The service charge is currently running at £0.38 per square foot.

RATEABLE VALUE
We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE £10,000

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

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