SHOP TO LET  
(CAN BE SPLIT)  
41-49 High Street, Kings Heath, Birmingham, B14 7BH

LOCATION
The premises are located in the popular retailing suburb of Kings Heath approximately 5 miles south of Birmingham city centre. The premises front the busy A435 Alcester Road, which is one of the main arterial routes into Birmingham City Centre.

DESCRIPTION
The property benefits from excellent roadside frontage and nearby car parking. The unit can be split or taken as a whole, and also has first floor accommodation. Nearby occupiers Homebase, Argos, Easy Gym, Loungers, and numerous strong independent tenants.

ACCOMODATION
The premises comprise of the following approximate floor areas:

- **Ground Floor (unit 1):** 386.93m² / 4,165 sq ft
- **First Floor:** 154.96m² / 1,668 sq ft

(Property can be split 1,500 - 4,000 sq ft)

TENURE
The property is available to let, on a new full repairing and insuring lease, term to be agreed.

EPC
Energy Performance Asset Rating of the premises currently falls within category C (73).

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

RENT
- £12.75 - 1,500 sq ft
- £11.75 - 2,000 sq ft
- £10.95 - 2,500 sq ft
- £10.25 - 3,000 sq ft
- £9.75 - 3,500 sq ft

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 SUBJET TO CONTRACT

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