

SHOP TO LET

1070 Warwick Road, Acocks Green
Birmingham, B27 6BH



LOCATION

Acocks Green is located on the A41, approximately 6 miles from Birmingham city centre and just 3 miles from Solihull. It is a vibrant, bustling and welcoming place where favourite high street names sit alongside much loved local independent outlets.

SITUATION

The unit is situated in close proximity to **KFC & Lloyds Pharmacy** other nearby retailers include **Natwest, Cash Converters** and **Wetherspoon's Pubs**.

ACCOMODATION

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

Ground Floor	89.6m ²	960 sq.ft
First Floor Ancillary	62.2m ²	670 sq.ft

LEASE

The property is available by way of a new FRI lease.

RENT

£35,000 per annum exclusive of rates, service charge and VAT

EPC

Energy Performance Asset Rating of the premises currently falls within category D (90).

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

SERVICE CHARGE

There is an annual service charge of **£872.00**.

RATEABLE VALUE

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

RATEABLE VALUE (2017 Assessment)

£28,000

The government has extended a business rates holiday to all commercial premises with a Rateable Value under £51,000 for the 2020/21 tax year. Please contact the Local Authority for further information.

We suggest that all interested parties should verify the above.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Viewing is strictly by prior appointment with the retained joint agents.

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson
Tel: 0121 400 0407
Email: scott@creative-retail.co.uk

OR

BWD Alexandria Carr
Tel: 0121 262 6545
Email: acarr@bwdretail.co.uk