

# SHOP TO LET

1100 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	270m <sup>2</sup>	2,906sq.ft
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## LEASE

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

## RENT

**£65,000** per annum exclusive of rates, service charge and VAT

## EPC

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

## SERVICE CHARGE

There is an annual service charge of **£1,490.80**

## 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)

**to be assessed**

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**

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