

# SHOP TO LET

**\*\* Subject to vacant possession \*\***

126 High Street, Kings Heath

Birmingham, B14 7LG



## LOCATION

The premises benefit from a prime trading location on High Street sitting adjacent to Lloyds Pharmacy and Scrivens with other nearby occupiers including **Wilko**, **Specsavers** and **Greggs**.

The property has the added benefit of lying in close proximity to two large pay and display car parks situated off Institute Road.

## DESCRIPTION

The property comprises ground floor sales space with first floor staff/storage and a floor to ceiling glazed shop front on to a wide pavement.

There is a service yard situated to the rear of the development, which each tenant has the right to use for purpose of deliveries and servicing.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>183.38m<sup>2</sup></b>	<b>1,974 sq ft</b>
<b>First Floor Ancillary:</b>	<b>93.36m<sup>2</sup></b>	<b>1,005 sq ft</b>

## TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

Energy Performance Asset Rating of the premises currently falls within category D (98).

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

## RENT

**£52,500** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

Available upon request.

## RATEABLE VALUE

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

## RATEABLE VALUE

**£45,250**

We suggest that all interested parties should verify the above.

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.

## 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 Joint Retained Agents

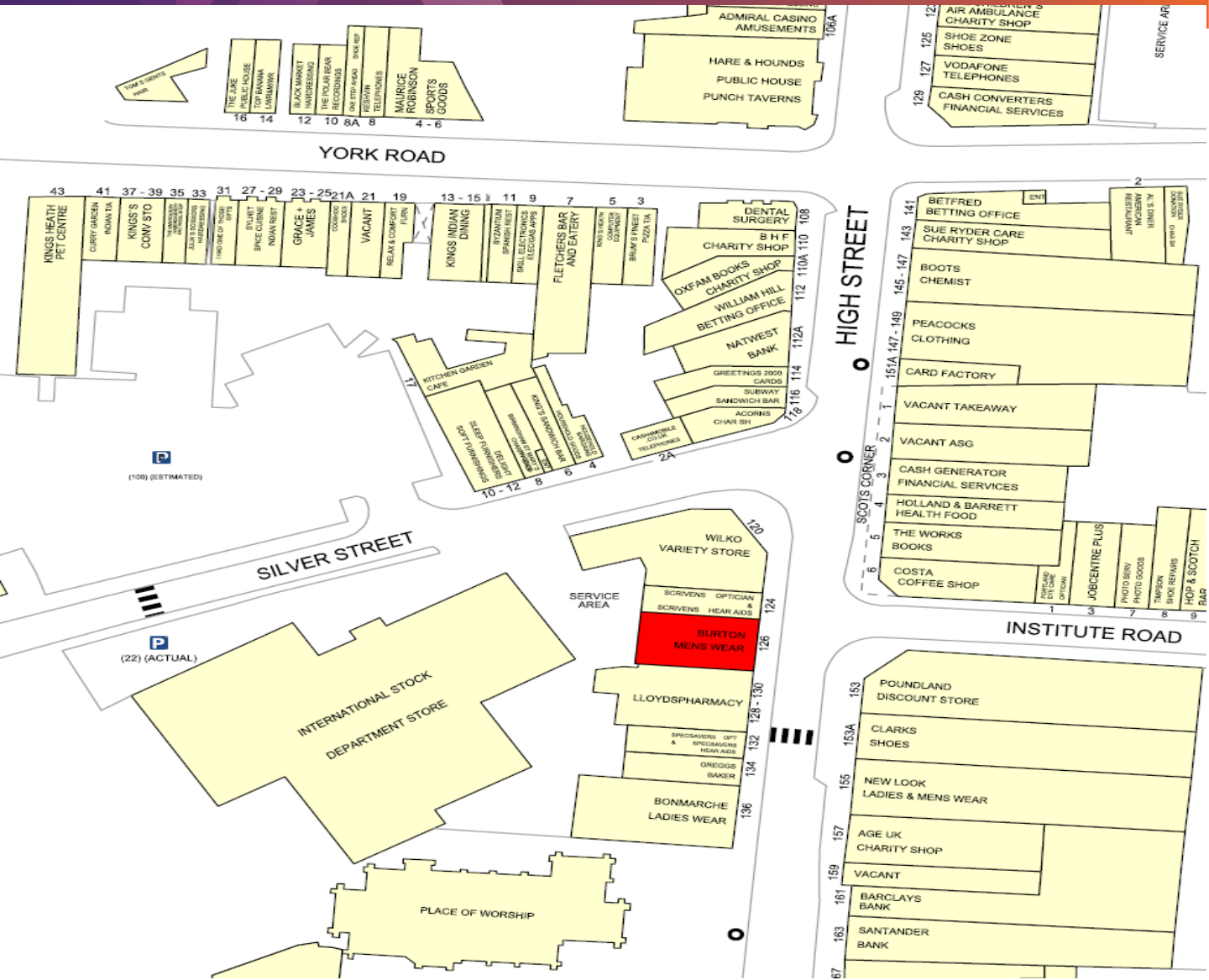
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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**For more information, please contact:**

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