

# SHOP TO LET

6 & 7 Chad Square, 43 Hawthorne Road,  
Edgbaston, B15 3TQ



## LOCATION

The subject premises are located within the sought after Chad Square Shopping Precinct, which is situated off Hawthorne Road between **Edgbaston** and **Harborne**.

The premises sit between **Regards Indian Restaurant** and **Don Diego Restaurant**.

## THE OPPORTUNITY

The property has been amalgamated into two shops to create a new restaurant unit. The premises will be handed over in a shell condition with capped off services.

## ACCOMODATION

The proposed demise will comprise the following approximate floor area:-

### 6 Chad Square

Internal Width:	5.66m	18'7"
Shop Depth:	12.67m	41'7"
Net Internal Area:	142m <sup>2</sup>	752 sq ft

### 7 Chad Square

Internal Width:	5.66m	18'7"
Shop Depth:	12.67m	41'7"
Net Internal Area:	142m <sup>2</sup>	778 sq ft

## TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

A new Energy Performance Certificate will be provided on completion of the works to combine the units.

## RENT

6 Chad Square

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

7 Chad Square

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

6 & 7 Chad Square

**£25,000** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

There is an annual service charge on **each unit** of £2,500 plus vat.

## RATEABLE VALUE

We understand that the premises are yet to be assessed for rating purposes.

All interested parties should make their own enquiries with the Local Rating Authority on 0121 303 5509.

## LEGAL COSTS

The ingoing tenant will provide an undertaking for the landlord's legal costs. This cost will be refunded to the tenant in full if the matter proceeds to completion.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

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

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For more information, please contact:

Ed Purcell

Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)