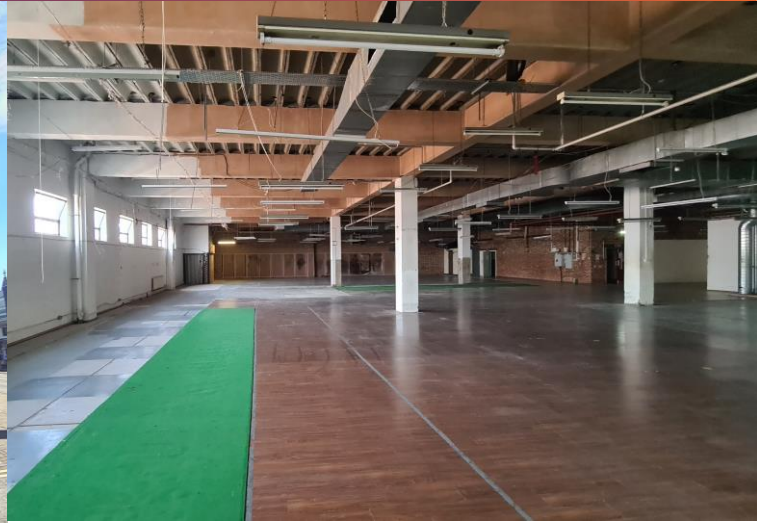


# TO LET

151-157 Institute Road,  
Kings Heath, Birmingham,  
B14 7EG



## LOCATION

The premises benefit from a prime trading location on Kings Heath High Street sitting above Poundland, with other nearby occupiers including **Wilko**, **Specsavers**, **Greggs**, and **Clarks**.

## DESCRIPTION

The premises are accessed via a ground floor entrance from the corner of High Street/Institute Road, leading up to first floor the accommodation.

## ACCOMODATION

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

### Ground Floor Entrance

**First Floor:** 1,086m<sup>2</sup> 11,700 sq ft

## 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

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

## RENT

**£45,000** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

There is an annual service charge of **£18,000**.

## BUILDING INSURANCE

There is an annual charge of **£5,652.20**.

## RATEABLE VALUE

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

## RATEABLE VALUE

**£12,138**

We suggest that all interested parties should verify the above.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

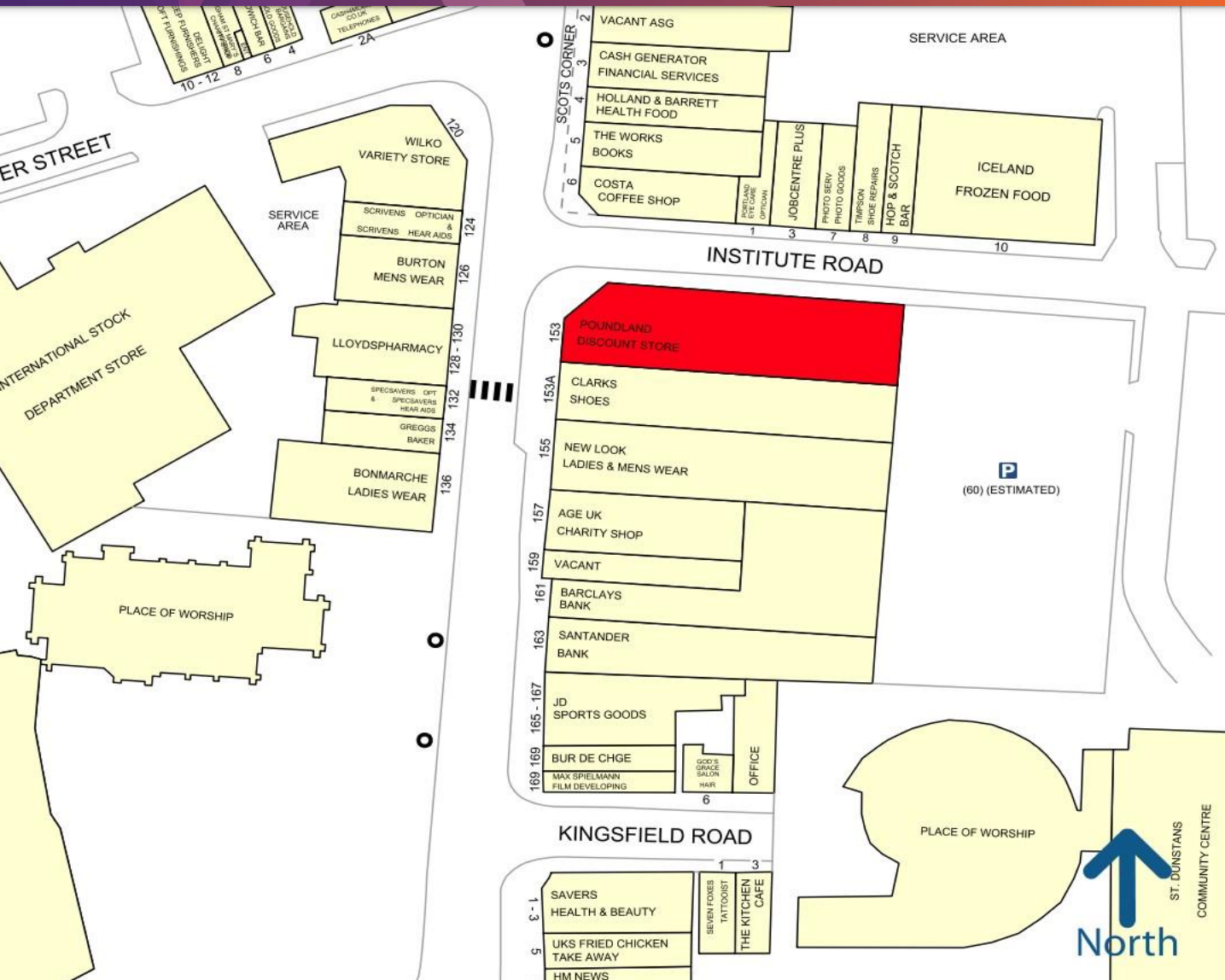
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents  
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT**  
**SUBJECT TO CONTRACT**

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