

SHOP TO LET

2150 Coventry Road,
Sheldon Shopping Centre, Sheldon,
B26 3JB



LOCATION

Sheldon is a large suburb of Birmingham. The subject premises are currently located fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport.

DESCRIPTION

The subject property occupies a prominent location within the busy Wells Green Shopping Centre fronting on to the car park to the scheme. The unit is adjacent to **Sheldons Café and Top Nails**. Also close to **Costa, Iceland, Scrivens, Coventry Building Society, Lloyds Pharmacy and Card Factory**.

*Parking within the centre is free for the first 30 minutes.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Internal Width:	4.80m	15'9"
Shop Depth:	15.34m	50'4"
Ground Floor Sales:	73.39m²	790 sq ft

TENURE

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category E (113).

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

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge, which is currently £283.72 (inclusive of VAT) on account per quarter subject to annual reconciliation.

RENT

£17,500 per annum exclusive of rates, service charge and VAT

INSURANCE

The insurance is current set at approximately £695.00 per annum (exclusive of VAT).

RATEABLE VALUE

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

RATEABLE VALUE **£20,500**

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

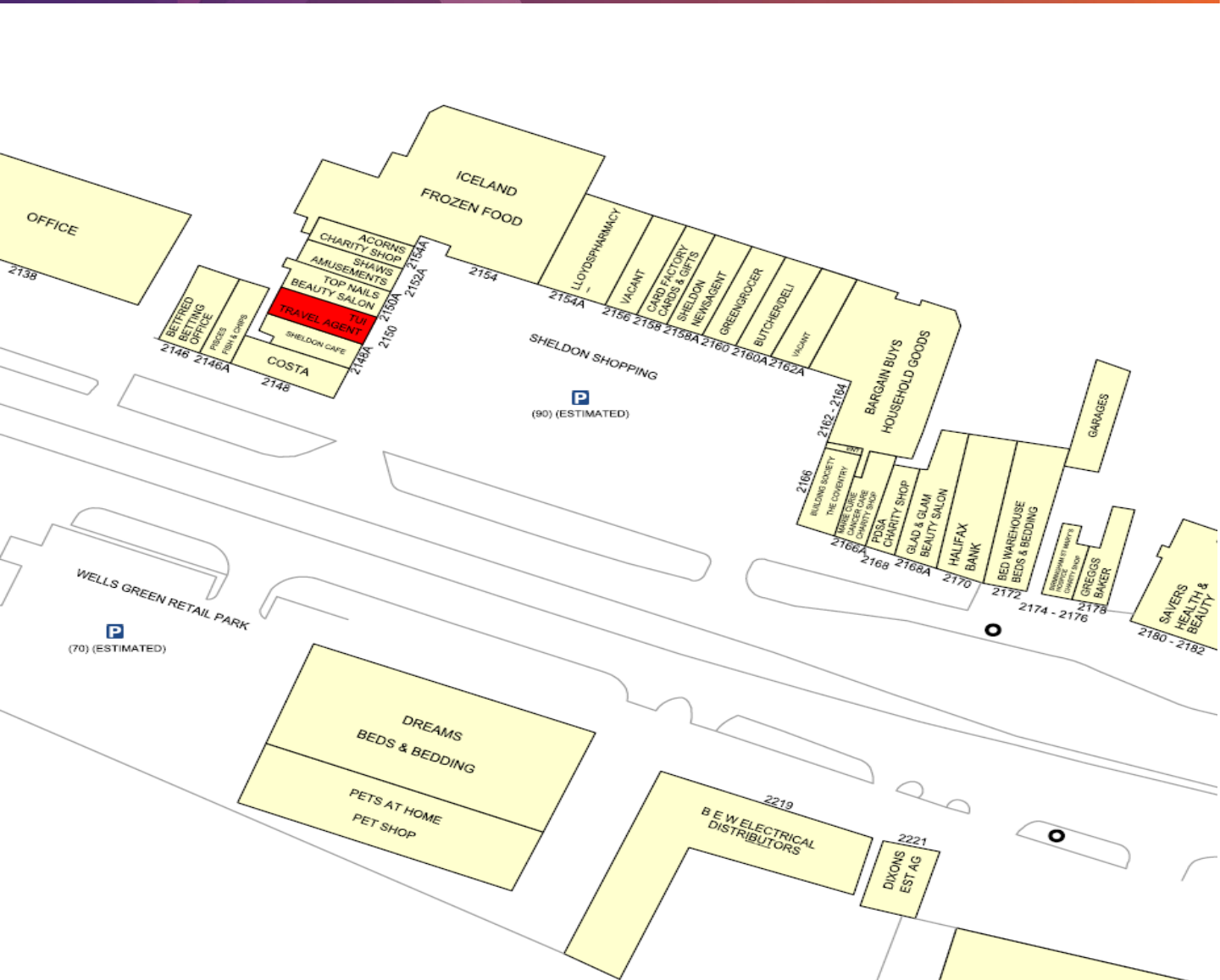
Strictly by appointment with the Joint Retained Agents

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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