

RETAIL PREMISES TO LET

SUBJECT TO VACANT POSSESSION

Unit 1, 58 Alcester Road, Kings Heath,
Birmingham, B14 7PT



LOCATION

The premises are located in the popular retailing suburb of Kings Heath approximately 5 miles south of the city centre. The premises front the busy A435 Alcester Road.

The premises sit adjacent to **Bedworld** with other nearby occupiers including **Sainsbury's**, **Lloyds Bank** and **Sports Direct Fitness**.

ACCOMODATION

Gross Internal Area: **761.73m²** **8,210 sq ft**
(Approx.)

*There are approximately 22 shared Pay & Display customer parking spaces to the front of the property.

TENURE

TO LET via a new FRI lease on terms to be agreed.

RENT

£80,000 per annum, exclusive.

EPC

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

PLANNING

The premises have an existing A1 (retail) planning consent, but are considered suitable for a variety of uses subject to obtaining the necessary planning consent.

VAT

The property has been elected for VAT.

RATEABLE VALUE

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

Rateable Value	£100,000
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We suggest that all interested parties should verify the above with the Local Rating Authority as transitional relief may be applied to the Rates Payable.

SERVICES

Mains electricity, water and drainage are connected to the property.

N.B None of the services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

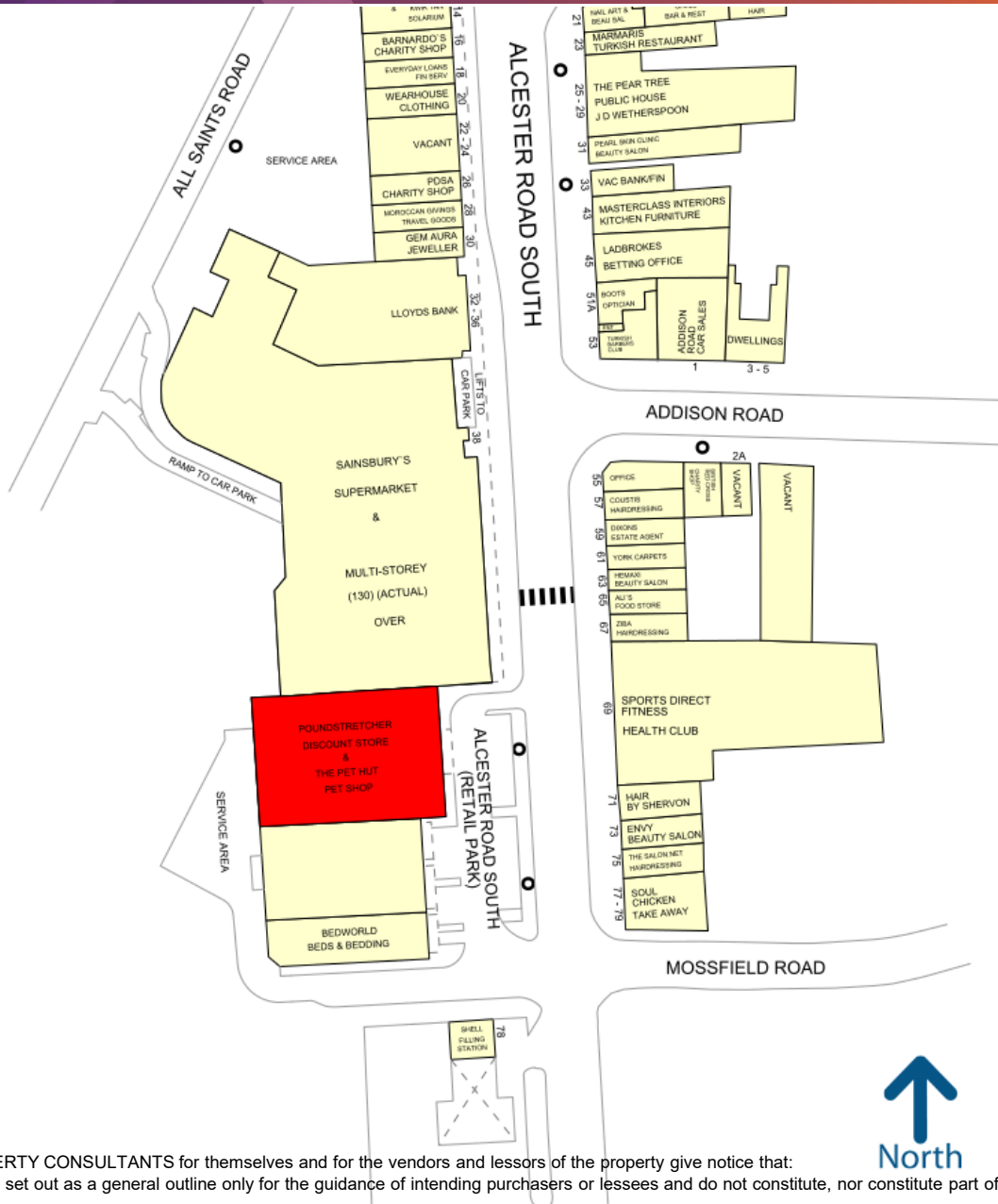
LEGAL COSTS

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

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For more information or to view, please contact the sole agents:

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