

# SHOP TO LET

73 High Street,  
Erdington, B23 6SA



## LOCATION

The premises are well located on the main High Street adjacent to **Griffins Gaming** and **Trutex Schoolwear** and immediately opposite the **CO OP Supermarket**. Other major retailers in the immediate vicinity include **W H Smith, Costa, William Hill, Greggs, Boots, Superdrug, Cash Converters**, etc.

## DESCRIPTION

The premises comprise a ground floor shop with first floor storage accommodation.

## ACCOMODATION

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

Internal Width:	5.2m	17'2"
Shop Depth:	26.3m	86'3"
Net Ground Floor Area:	132m <sup>2</sup>	1,420 sq ft
First Floor Area:	43m <sup>2</sup>	460 sq ft
W.C.		

## Tenure

The property is available by way of new full repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

## EPC

The property has a rating of 76 (Band D). A copy of the certificate is available upon request.

## SERVICE CHARGE

There is an annum service charge of **£654.08**.

## RENT

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

## RATEABLE VALUE

We are advised that the rating assessment is as follows:  
Rateable Value for the Ground Floor is **£15,000**.  
The Rateable Value for the First Floor is **£3,950**.  
Please contact the Local Authority for further information.

## SERVICE CHARGE & INSURANCE

The ongoing tenant will be responsible for the payment of a variable service charge, which is currently **£650** per annum (inclusive of VAT.)  
Building insurance for the year to 24.3.2022 is **£762.07 + VAT**.

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the Joint Retained Agents.

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

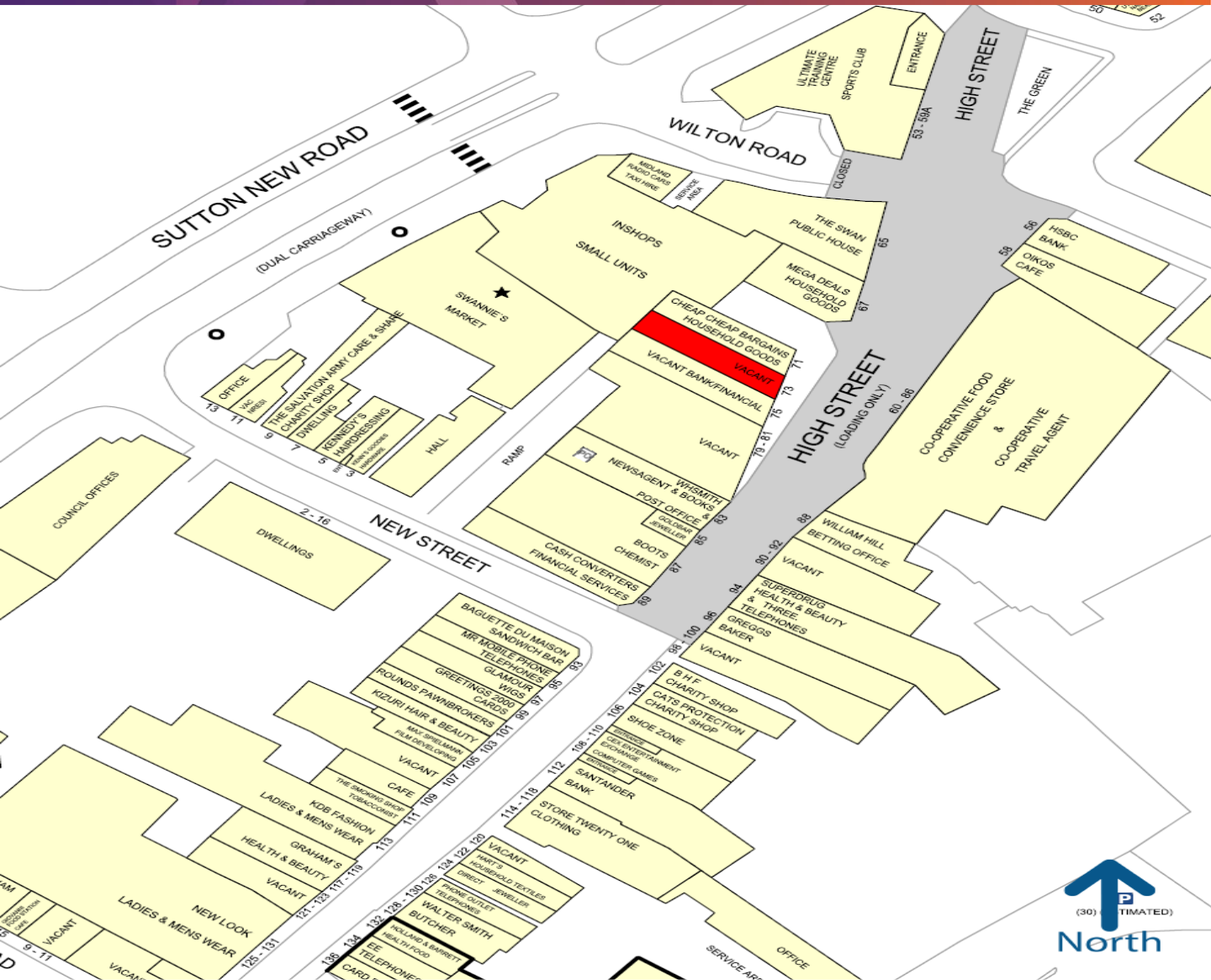


**CREATIVE RETAIL**

PROPERTY CONSULTANTS

# SHOP TO LET

73 High Street,  
Erdington, B23 6SA



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson  
Tel: 0121 400 0407

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

Andrew Thompson

Tel: 01527 821 111

Email: [andrew@amtcommercial.co.uk](mailto:andrew@amtcommercial.co.uk)