

TO LET RETAIL/LEISURE SPACE

328 Lichfield Road
Mere Green
B74 2UW



LOCATION

Mere Green is an affluent commercial centre with strong transport and communication links located approximately 10 miles north-east of Birmingham city centre.

The property occupies an extremely prominent position on the central A5127 Five Ways island in the heart of Mere Green, opposite the Mulberry Walk development. Nearby retailers include; **M&S, Cook, Sofa's & Stuff, Majestic Wine, Sainsbury's** and **Lidl**. Mere Green is home to multiple local and national restaurants including but not limited to; **Bistrot Pierre, Cock 'n' Bull, Giggling Squid, Romantica, Prezzo, Renato Lounge** and **Ale Hub**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 1,374 sq. ft (127.64m₂)

TENURE

The premises are available by way of a new full repairing and insuring leases for a term of years to be agreed, subject to appropriate rent review s.

EPC

Copies of the Energy Performance Certificates can be made available upon request.

RENT

£34,000 per annum exclusive of rates, service charge and VAT.

VAT

The property has not been elected for VAT.

PLANNING

The premises are suitable for a variety of uses subject to securing the relevant consent.

RATEABLE VALUE

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

RATEABLE VALUE (Current) £25,000

We suggest that all interested parties should verify the above.

RATEABLE VALUE (April 2023) £23,250

SERVICES

Mains electricity, water and drainage are connected to the property. 328 Lichfield Road also benefits from a commercial gas supply.

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.

VIEWINGS

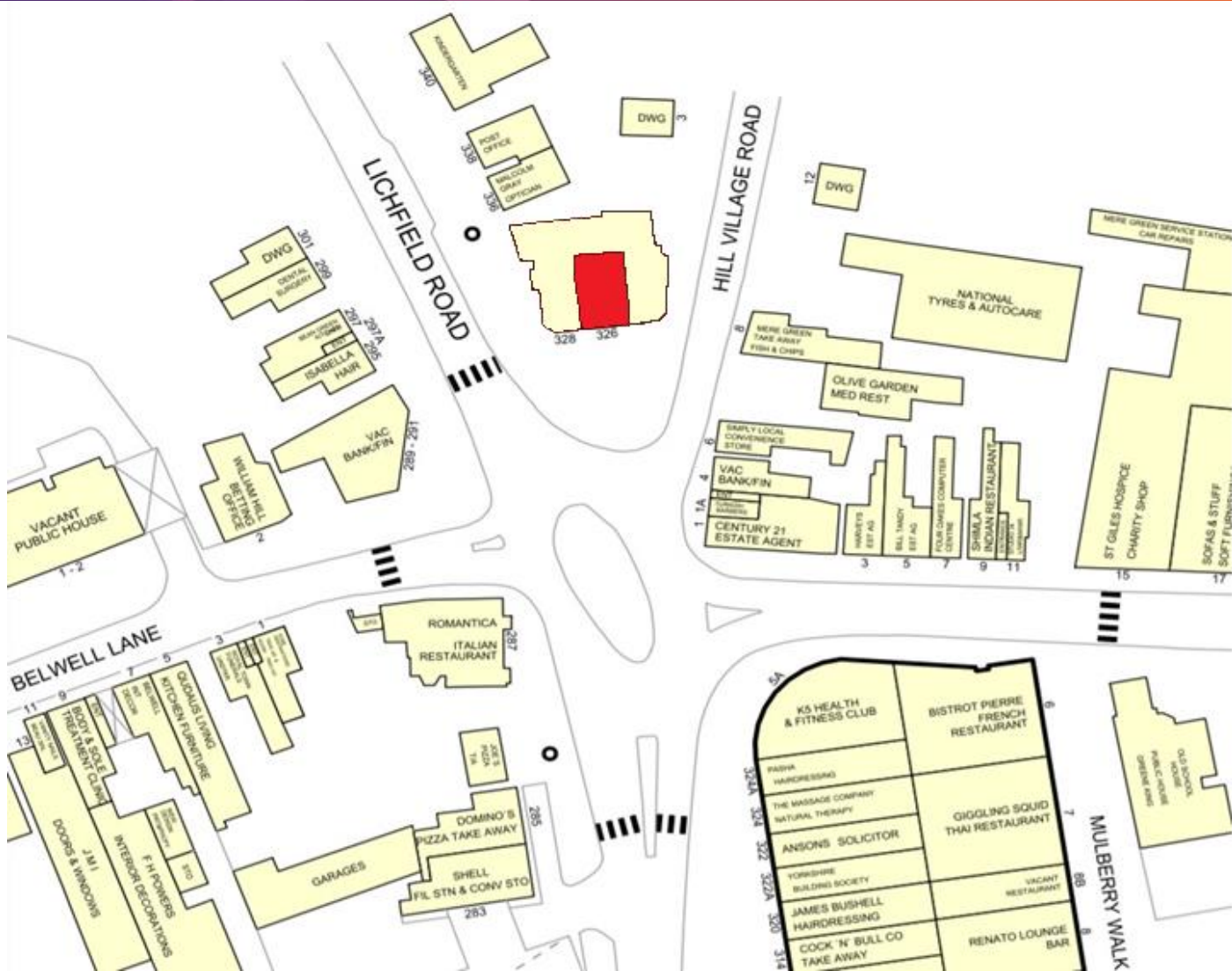
Strictly by appointment with the Joint Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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