

TO LET

51 Pershore Road South,
Cotteridge, Birmingham
B30 3EG



DESCRIPTION

The property is located adjacent to Kings Norton Train Station in Cotteridge. Forming part of a parade of shops fronting on to Pershore Road South, the property benefits from rear access and car parking to the front.

Nearby units include **Co-Op** and other independent retailers.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 87.58 sq. m 945 sq. ft

TENURE

The premises are 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 EPC is available upon request.

RENT

£13,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£12,500**

This unit should benefit from small business rates relief. Interested parties should make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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 Sole Retained Agents.

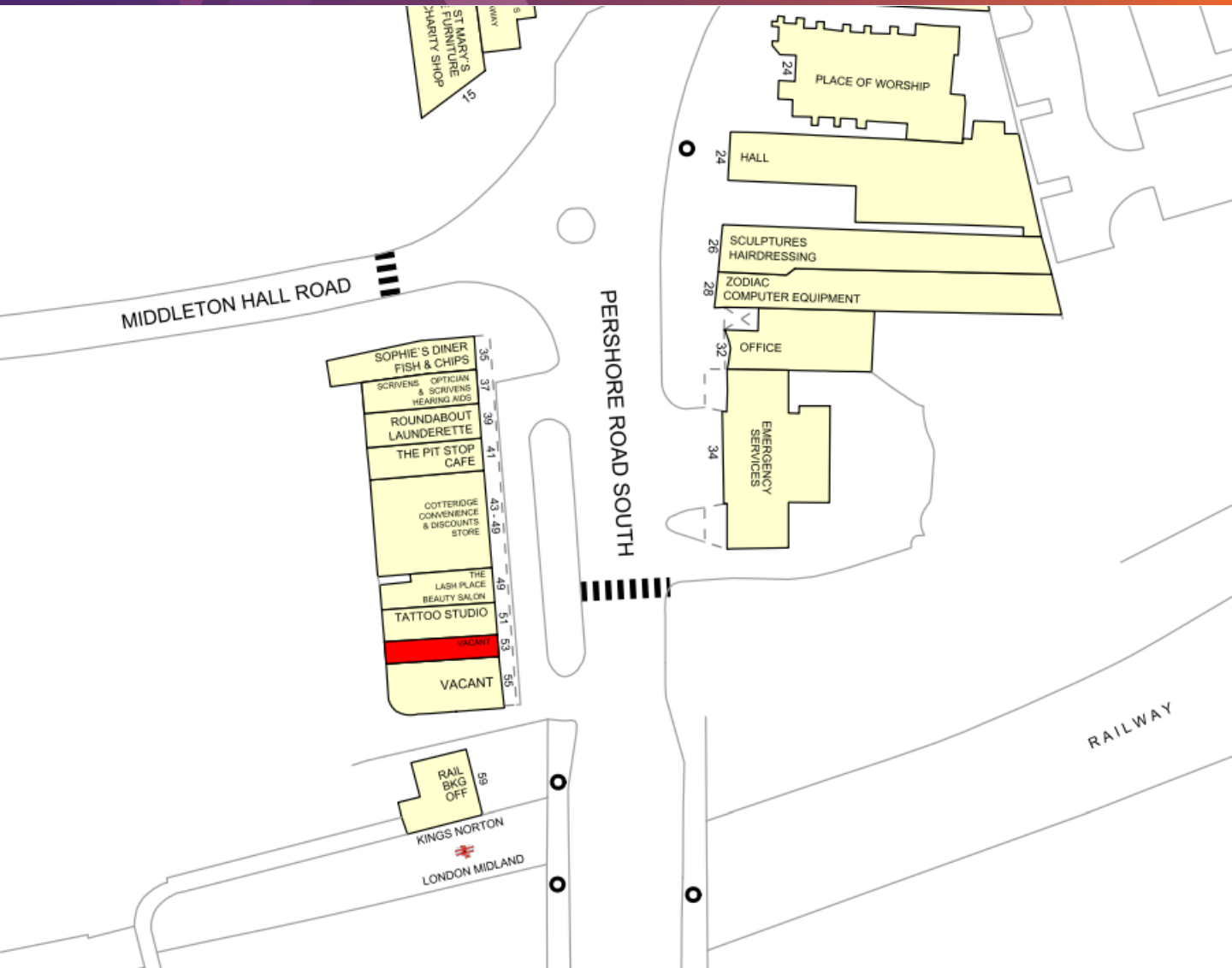
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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