

To Let

606/608 Washwood Heath Road,
Ward End, Birmingham,
B8 2HG



LOCATION

The premises are situated within a busy local shopping parade, front onto Washwood heath Rd, lie close to the junction with St Margarite's Rd and are located 3 miles east of Birmingham city centre.

DESCRIPTION

The premises comprises of two and adjoining retail units with interconnecting upper parts and a rear car parking area. The premises offer a clear refurbishment opportunity.

- Situated in a busy local shopping centre
- Exceptional footfall
- Refurbishment/redevelopment opportunity STP
- Private rear car parking.
- Significant upper parts
- c984sq ft retail space.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor

Retail – NIA	91.49 sq. m	984 sq. ft.
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First Floor

Kitchen -	13.43 sq. m	144 sq. ft.
Living room –	13.67 sq. m	147 sq. ft.
Office –	13.08 sq. m	140 sq. ft.
Store –	13.04 sq. m	140 sq. ft.
Store 2 –	5.98 sq. m	64 sq. ft.
Bathroom –	8.81 sq. m	95 sq. ft.

EPC

A copy of the EPC is available upon request.

TENURE

The premises are available by way of a new FRI lease at a Guide Rent of £26,000pa

BUSINESS RATES

Rateable Value	£13,000
Business Rates Payable	£6,487 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs. The tenant is to contribute **£2,000 + VAT** towards to landlord's 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 Retained Agents.

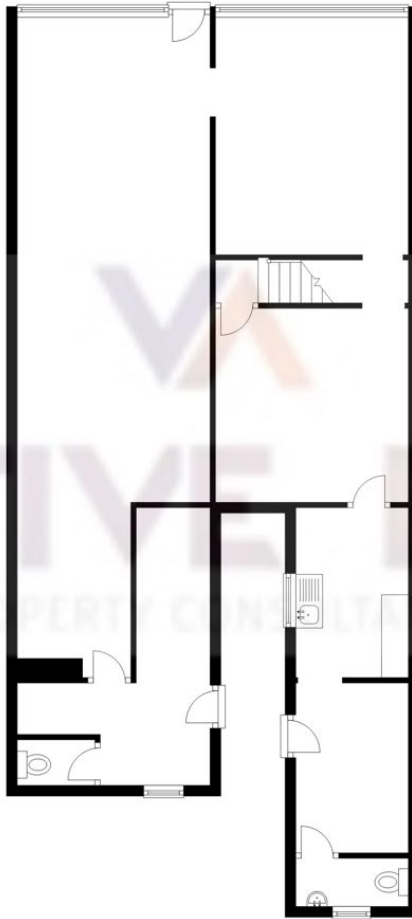
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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Floor Plan



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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.
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- 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:

George Xydias

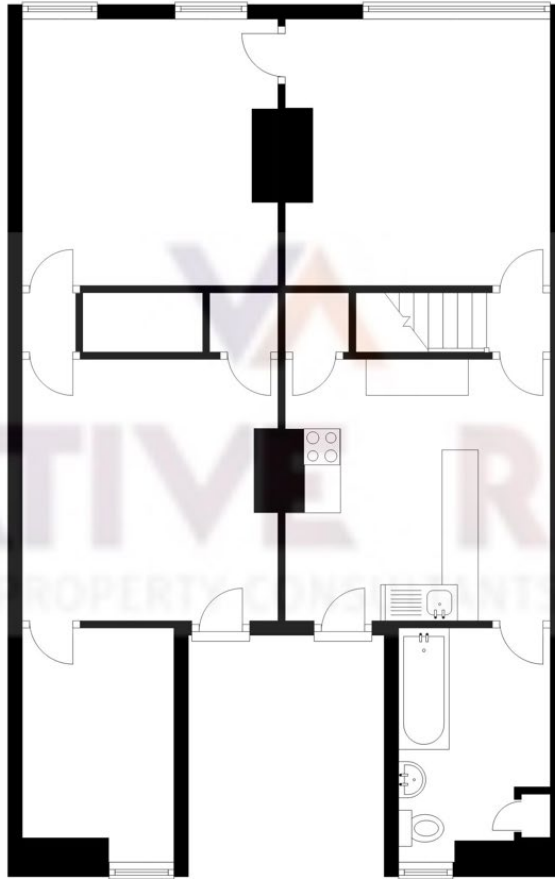
Tel: 07956 014510

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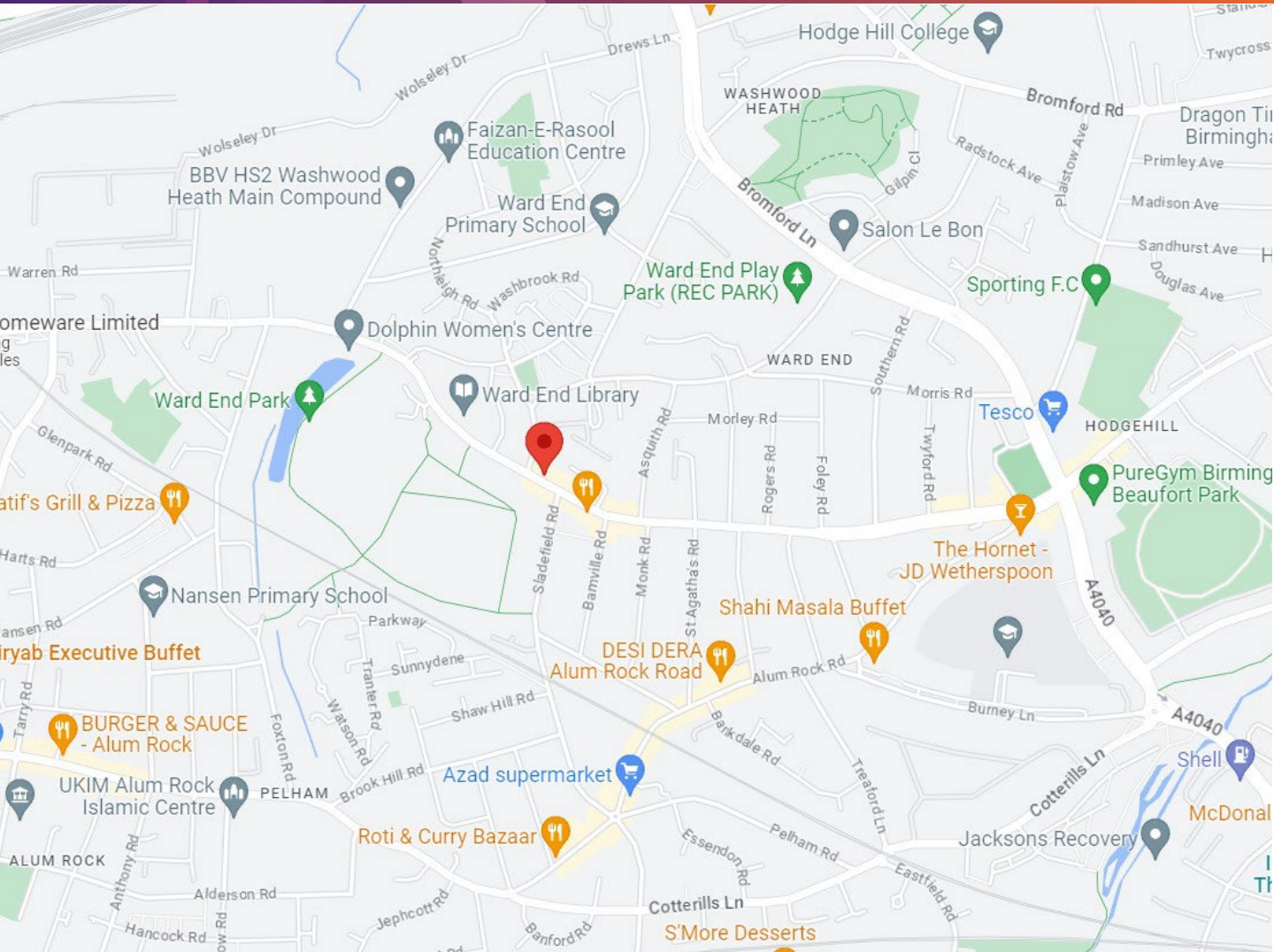
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