

FOR SALE OR TO LET

25/29 Alcester Road South,
Kings Heath B14 7JQ



LOCATION

The premises are situated within the heart of the popular Birmingham suburb of Kings Heath. The property is close to the junction with Drayton Road and occupiers including **Sainsburys, Coffee #1, Halifax, Boots Opticians, Lloyds Bank etc.**

DESCRIPTION

This large property was previously occupied by Wetherspoons and latterly by District Market Place.

The property is suitable for many uses including bar, restaurant, retail etc. -subject to any planning and licence requirements.

The premises have good loading facilities at the side, together with limited car parking, approached via Drayton Road.

ACCOMODATION

The premises comprise of the following approximate floor area:

GROUND FLOOR

Internal Width (Front)	48' 6"	14.8 m
Total Depth	125' 0"	38 m
Gross Ground Floor Area (approx.)	6,000 sq ft	557 sq m

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

£60,000 per annum exclusive of rates, service charge and VAT.

FREEHOLD

The owners will consider offers in excess of **£1.3m** for the Freehold Interest.

RATEABLE VALUE

Rateable Value - **£95,000**

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 and whether any transitional relief applies.

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

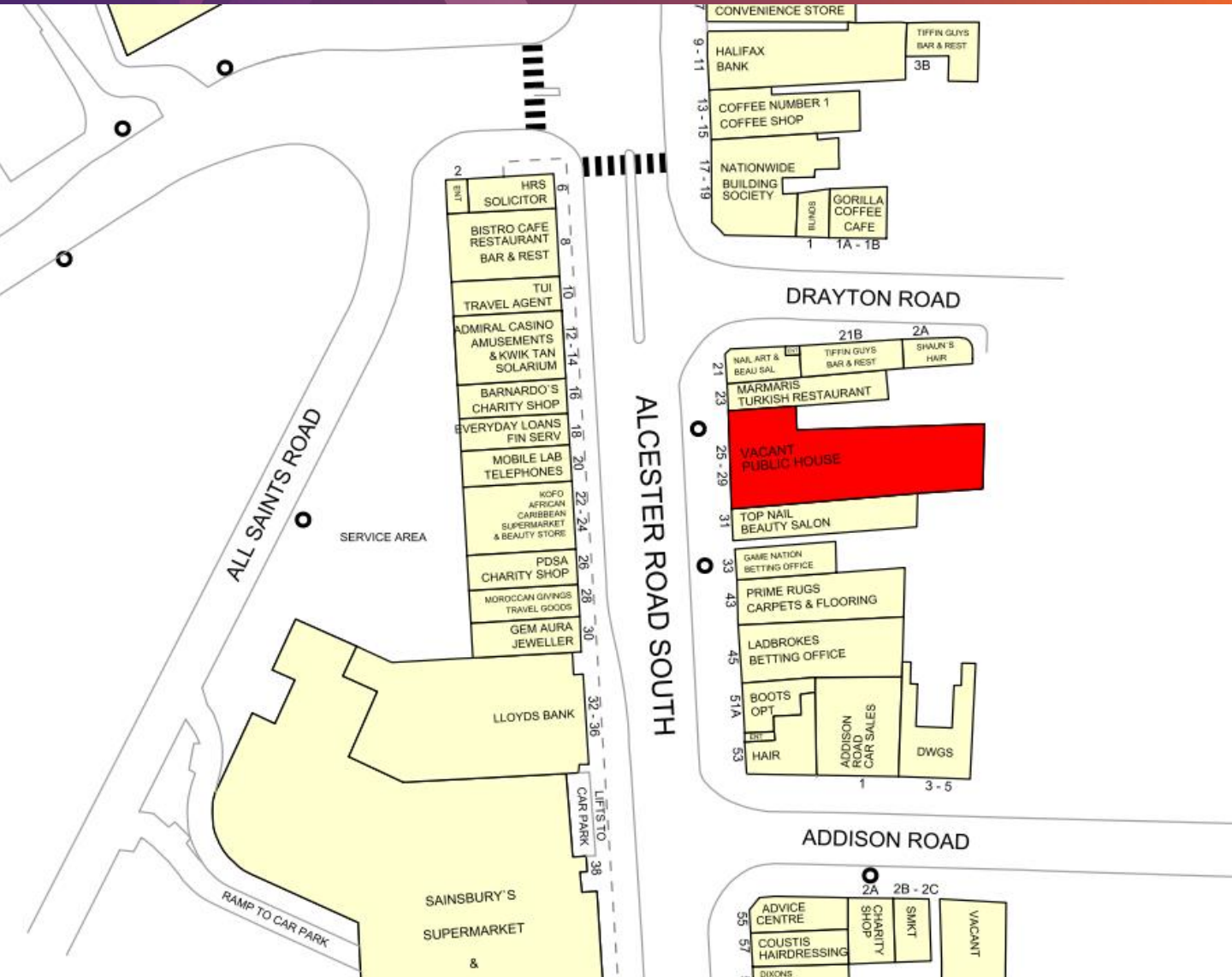
Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

TO LET

25/29 Alcester Road South,
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