

TO LET – RETAIL UNIT IN AFFLUENT VILLAGE LOCATION

231 Station Rd, Balsall Common, CV7 7EG

TAKEAWAY CONSENT



- **NIA – 738 sq. ft**
- **Valuable Take Away consent**
- **Extensive Free Car Parking**
- **Close to Dominos, Costa, Tesco Express**
- **Busy Shopping centre location**

LOCATION

The unit forms part of Balsall Common's busy village centre where both local and national operators are represented including William Hill, Co-op and One Stop. Balsall Common is a large and affluent village situated 5 miles east of Solihull and 5 miles west of Coventry.

DESCRIPTION

The unit is currently fitted out as a café however it is suitable for alternative uses subject to securing appropriate planning approval. Deliveries are made via a rear service yard which also contains one managers car parking space.

ACCOMODATION

The premises comprise of the following approximate floor area:

Internal width –	6.72m	(22 ft 1 in)
Shop Depth –	10.53m	(34ft 6 in)
NIA –	68.61 sq m	(738 sq ft)

TENURE

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

RENT

£25,000 per annum exclusive of rates, service charge and VAT.

BUSINESS RATES

The unit is listed with Solihull Metropolitan District Council and has a Rateable Value of **£13,750**.

Business rates payable are **£6,861pa**.

PLANNING

The unit benefits from valuable take away consent however alternative uses will be considered.

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

The ingoing tenant will be required to contribute £1000+vatt towards the landlord's legal costs.

VAT

The unit has not been elected for VAT purposes.

EPC

The unit benefits from an EPC rating of E (105).

VIEWINGS

Strictly by appointment with the sole letting agents.

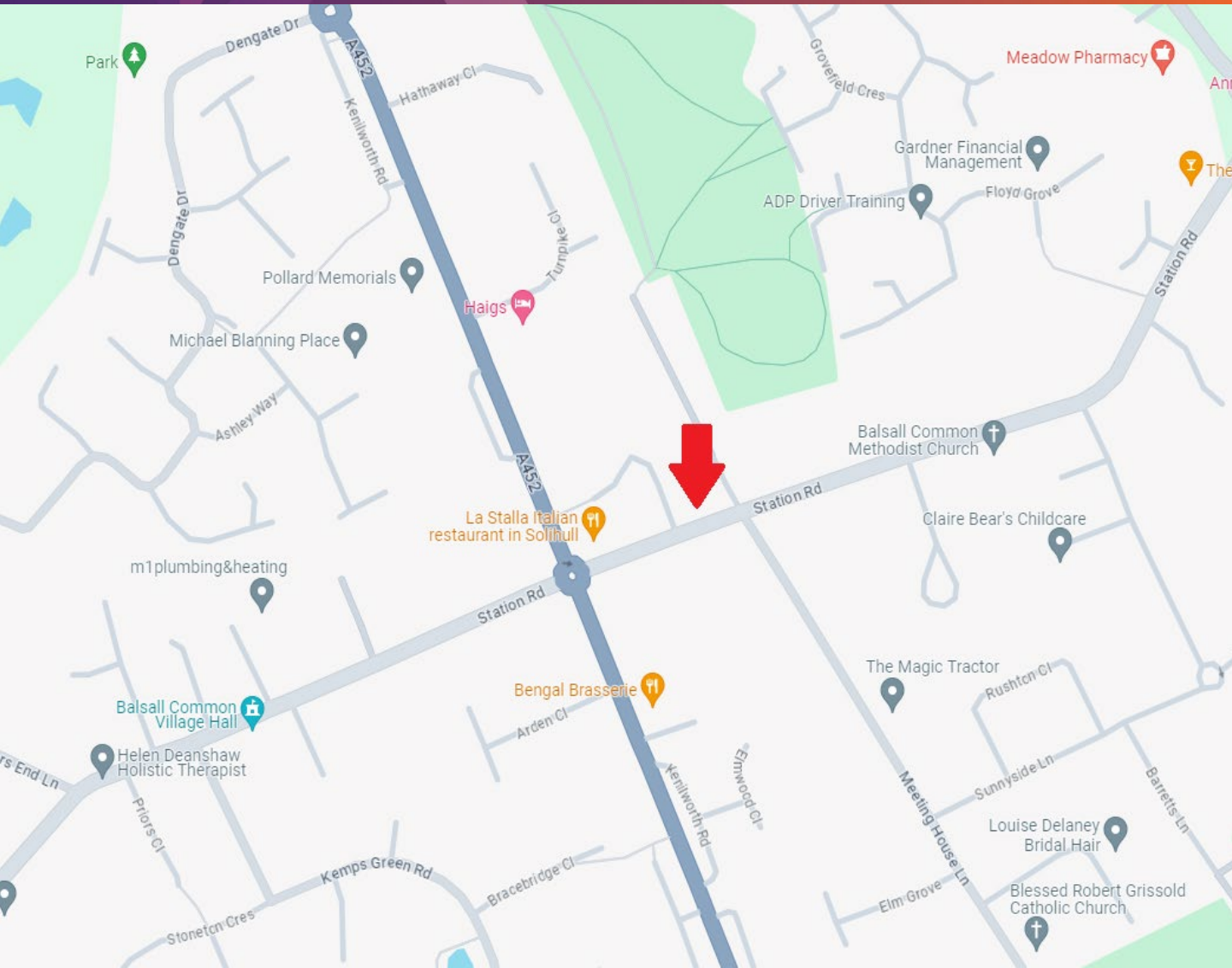
SUBJECT TO CONTRACT


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