

# HIGHLY PROMINENT RETAIL SHOWROOM TO LET

282a Hagley Road,  
Edgbaston, B17 8DJ



## LOCATION

The subject property is located on Hagley Road, Edgbaston, approximately 3 miles West of Birmingham city centre. Edgbaston is a densely populated, leafy suburban area and Hagley Road is the principal Westerly route out of the city, boasting a daily traffic count of approx. 30,000 vehicles.

The subject premises is located adjacent to Tesco Express and various other commercial uses. Hagley Road is home to a number of quality retail, leisure, hotel and office occupiers.

## DESCRIPTION

The subject property comprises a largely open plan, single story showroom space with a prominent, glazed frontage with ancillary staff facilities located to the rear.

Loading is from the rear of the sales area and an ample shared car parking facility is located to the front.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 346.48 sq. m 3,729 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

**£70,000** per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

Rateable Value - **£56,500**

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

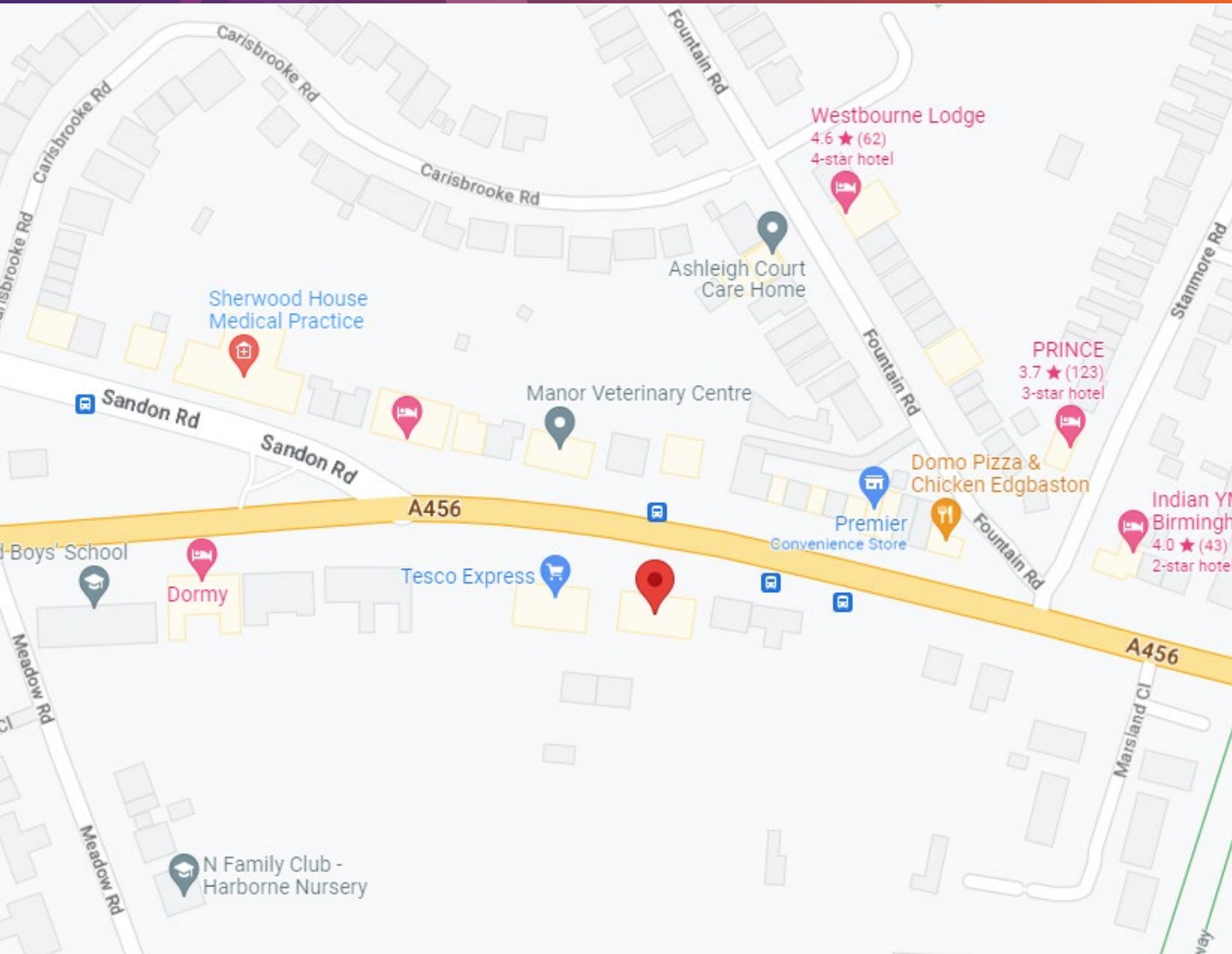
Strictly by appointment with the Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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