

# TO LET

32 Station Rd, Marston  
Green, B37 7AU

\*SUBJECT TO VACANT POSSESSION\*



## LOCATION

The property occupies a prominent location on the central roundabout on Station Road in Marston Green, which is the retailing focal point for the area and only a short walk from the train station.

Nearby occupiers of note include; **William Hill, Subway** and **One Stop**.

## DESCRIPTION

The property comprises a ground floor office/showroom with a full height glazed frontage and forecourt parking (c.3 vehicles). There are WC facilities to the rear.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Internal Width (max)</b>	7.48m	24'6"
<b>Net Internal Area</b>	84.73 sq m	912 sq ft

There is a separate rear office accessed via the side of the property (approx. 320 sq. ft). This area can either be let separately or include with the showroom. Further information available upon request.

## 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

Energy Performance Asset Rating of the premises currently falls within category C (52).

A copy of the Energy Performance Certificate can be made available upon request.

## RENT

**£20,000** per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

**Current Rateable Value from April 2023 - £16,250**

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 Sole Retained Agents.

## SUBJECT TO CONTRACT

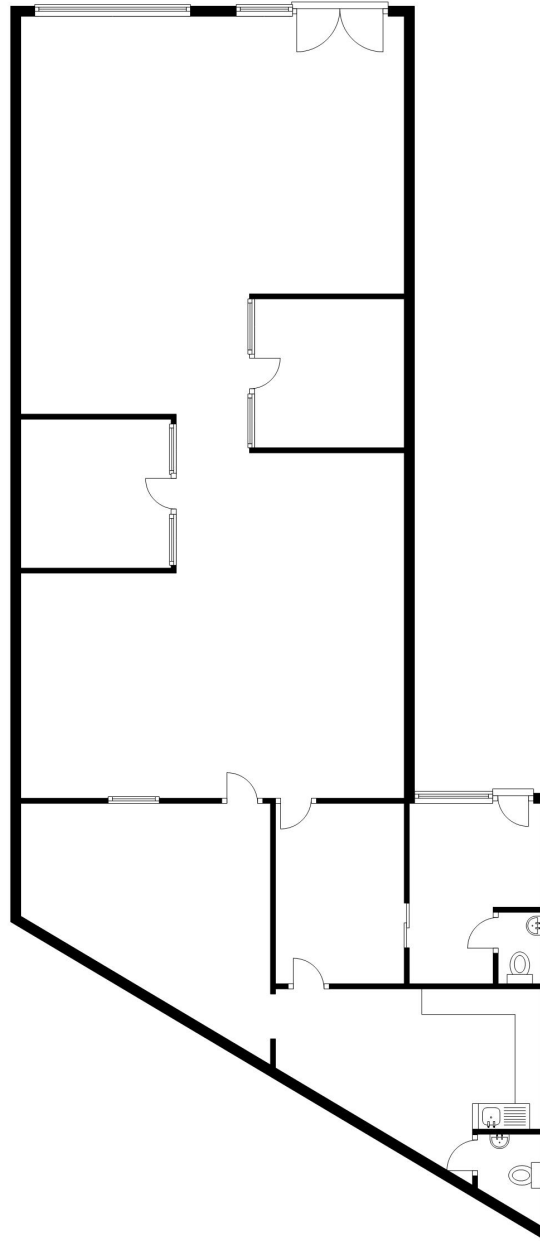
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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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.

For more information, please contact:

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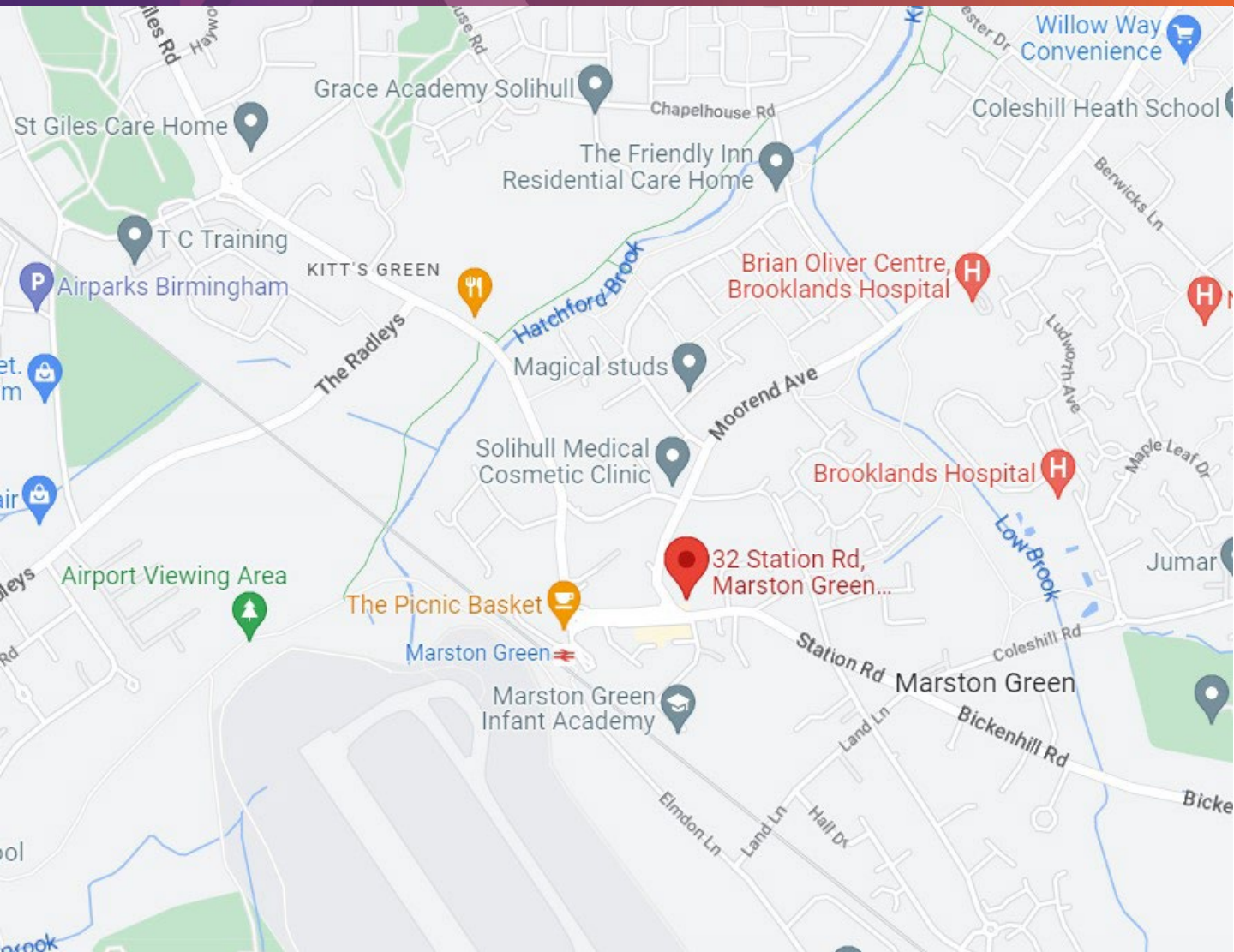
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