

TO LET - RETAIL UNIT

Unit 1 The Old Fire Station
Aston Street
Birmingham
B4 7DA

SUBJECT TO VACANT POSSESSION



LOCATION

The premises are located adjacent to Aston University campus on Aston Street in Birmingham city centre and forms part of the ground floor retail element of the Old Fire Station development.

Nearby retailers include; **Tesco Express, Greggs and Costa.**

ACCOMODATION

The property comprises a ground floor commercial unit currently falling within Class E of the Use Class Order, however the space is suitable for a variety of uses subject to obtaining the necessary planning consent.

The property comprises the following approximate floor area:-

Ground Floor Sale: 700 sq. ft (65m₂)
Basement: 225 sq. ft (20.84m₂)

There is scope to combine space to create larger units. Further information available upon request.

RENT
£30,000 pax

TENURE

The premises are available by way of a new full repairing and insuring leases for a term of years to be agreed, subject to appropriate rent reviews.

VAT

The property has not been elected for VAT.

PLANNING

The premises are suitable for a variety of uses subject to securing the relevant consent.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (Current) £8,700

We suggest that all interested parties should verify the above.

RATEABLE VALUE (April 2023) £11,000

SERVICE CHARGE

There is an annual service charge of **£1,110.75** plus VAT.

EPC

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

SERVICES

Mains electricity, water and drainage are connected to the property.

N.B None of the services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with the Sole Agents.

SUBJECT TO CONTRACT

Details correct at the time of print May 2022.


CREATIVE RETAIL
PROPERTY CONSULTANTS

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