

# TO LET

## 159 New Road, Rubery, Birmingham, B45 9JW



### Retail Unit in Busy Shopping Centre location

- **NIA – 580 sq. ft**
- **Extensive Free Car Parking**
- **Close to Dominos, Greggs, Co-op**
- **Busy Shopping centre location**

### LOCATION

The premises are situated in a prominent location fronting New Rd, and within the vibrant Rubery shopping centre. Rubery is a well located and established suburb that lies 1 mile west of Longbridge train station and 2 miles north of M5 J4.

The property is located close to numerous local traders, together with national operators including Savers, Tesco, Farmfoods and Subway.

### DESCRIPTION

The premises comprise a well-proportioned retail unit with rear store and appropriate staff facilities. Access for deliveries via a rear yard area.

### ACCOMMODATION

Retail Unit	46 sq. m	491 sq. ft
Kitchen/Store	7 sq. m	76 sq. ft
Store	1.2 sq. m	13 sq. ft
<b>NIA</b>	<b>54.2 sq m</b>	<b>580 sq ft</b>

### LEASE TERMS

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

### EPC

The Energy Performance Certificate is available upon request.

### RENT

**£15,000** per annum exclusive of rates, service charge and VAT.

### BUSINESS RATES

The unit is listed with Birmingham city Council and has a Rateable Value of **£6,600**.

Business rates payable are **£3,293** per annum.

### SECURITY

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

### LEGAL COSTS

The incoming tenant will be required to contribute **£750 + VAT** towards the landlord's legal costs.

### MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

### VAT

The unit has not been elected for VAT purposes.

### VIEWING

Strictly by prior appointment through sole letting agents

### SUBJECT TO CONTRACT

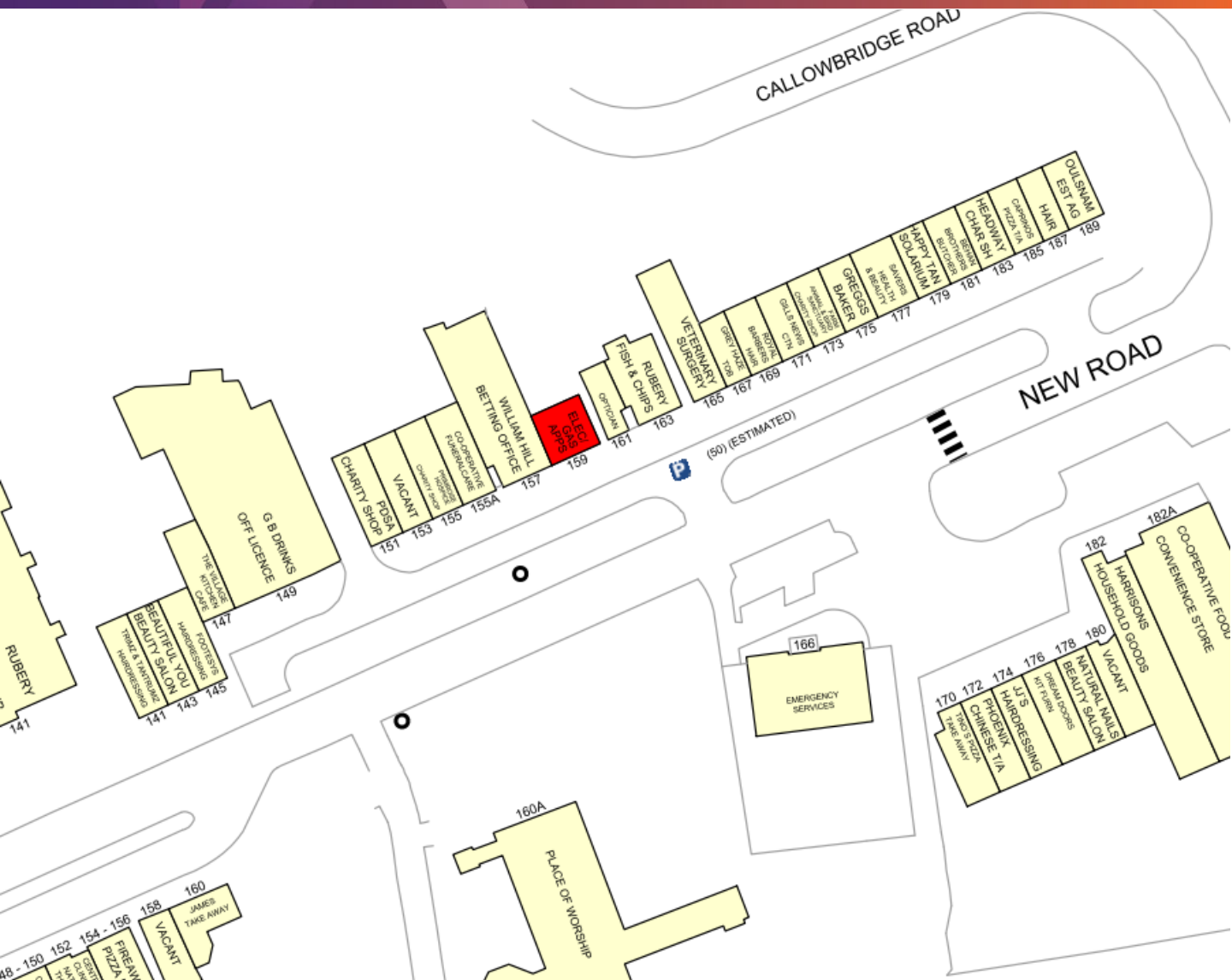


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For more information, please contact:

George Xydias

Tel: 0121 400 0407

Mob: 07956 014510

Email: [george@creative-retail.co.uk](mailto:george@creative-retail.co.uk)

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)