

SHOP TO LET

107 High Street,
Erdington, B23 6SA



LOCATION

Erdington is a suburb of Birmingham located approximately 5 miles north east of the city centre with excellent communication links, being only 1½ miles from Junction 6 of the M6 ("Spaghetti Junction") and lying close to the affluent area of Sutton Coldfield.

The subject premises occupy a prime trading position, just to the south of the pedestrianised area of High Street and in close proximity to Central Square Shopping Centre.

DESCRIPTION

The property comprises a ground floor only retail unit with a full height window display shop front. There are staff w/c facilities to the rear along with a kitchenette / staff room.

There is potential to offer some parking with the shop. Further information available upon request.

ACCOMMODATION

The premises comprise of the following approximate floor areas and dimensions:

Sales Area:	52.30m²	563 sq ft
Kitchenette/Staff Room:	3.06m²	33 sq ft
Storage:	9.29m²	100 sq ft

Plus W/C to the rear of the premises.

TENURE

The property is available by way of new full repairing and insuring lease for a term to years to be agreed upon in multiples of 5 years.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (75).

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

RENT

£16,500 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

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

RATEABLE VALUE

£13,000

We suggest that all interested parties should verify the above.

LEGAL COSTS

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

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.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

