

TO LET

2069 Coventry Road,
Sheldon
B26 3DY



- Retail Unit Fronting the Busy Coventry Road (A45).
- GIA – 1393 sq. ft
- Potential to use the uppers as residential accommodation.
- Extensive Free On-street Car Parking
- Close to Tesco, Aldi and KFC

LOCATION

The unit forms part of a busy retail parade that fronts onto the busy Coventry Rd in Sheldon, lies next to Tesco and benefits from a large residential catchment area.

DESCRIPTION

The unit comprises of a large retail shop that benefits from rear delivery access, appropriate staff facilities and the possibility of using the upper parts as a managers apartment.

ACCOMMODATION

GROUND FLOOR

Internal width (Max):	6.09m	(20 ft)
Shop Depth:	25.14m	(82ft 6 in)
GIA:	129.48 sq m	(1,393 sq ft)

FIRST FLOOR

Living Room:	26.01 sq. m	(280 sq. ft)
Kitchen:	7.36 sq. m	(79 sq. ft)
Bathroom		

SECOND FLOOR

Bedroom:	23.39 sq m	(252 sq. ft)
Bedroom:	6.29 sq m	(68 sq ft)

EPC

A copy of the EPC is available upon request.

RENT

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

LEASE TERMS

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

BUSINESS RATES

The unit is listed with Birmingham Council and has a Rateable Value of £10,750.

Business rates payable are £5,267pa

PLANNING

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

The ingoing tenant will be required to contribute £1000+vat towards the landlords legal costs.

VAT

The unit has not been elected for VAT purposes.

VIEWING

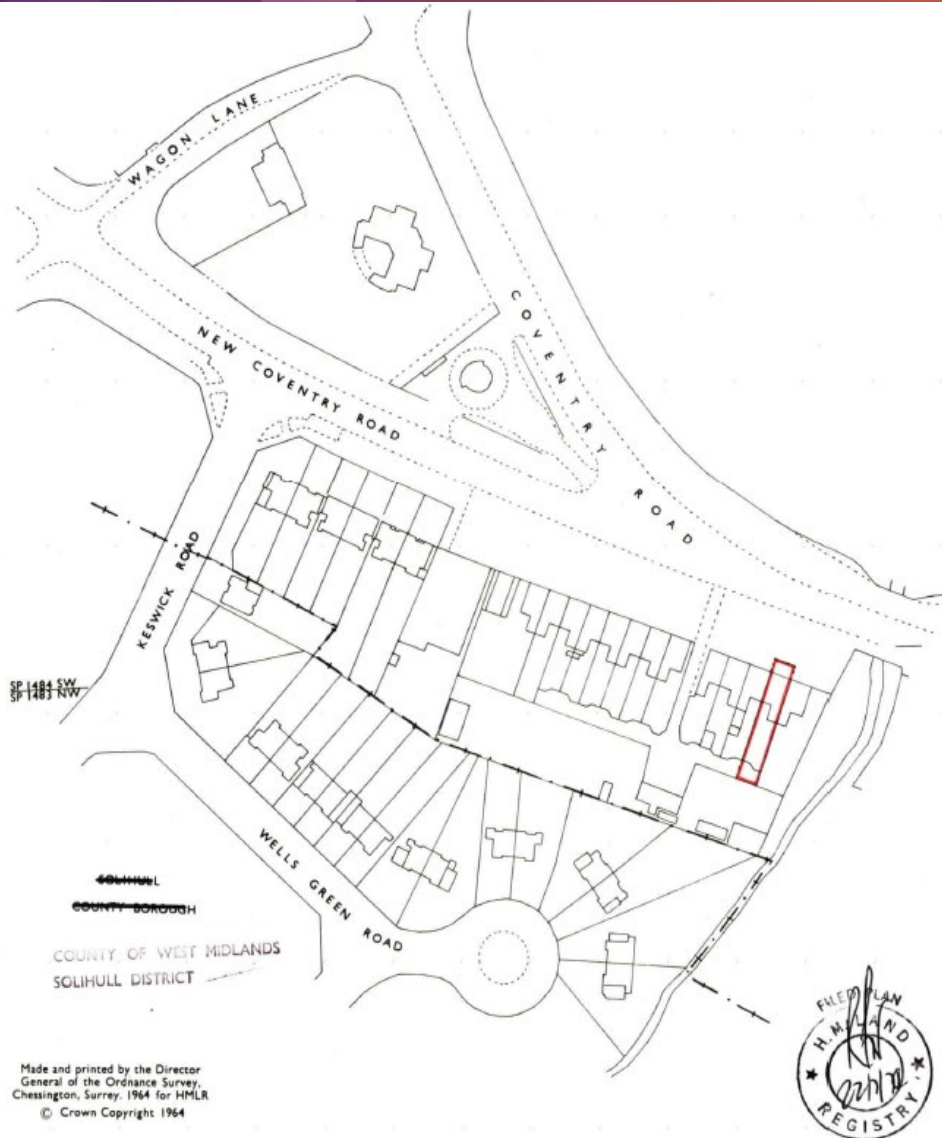
Strictly by prior appointment through sole letting agents

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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