

# 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.

## ACCOMODATION

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

<b>Sales Area:</b>	<b>52.30m<sup>2</sup></b>	<b>563 sq ft</b>
<b>Kitchenette/Staff Room:</b>	<b>3.06m<sup>2</sup></b>	<b>33 sq ft</b>
<b>Storage:</b>	<b>9.29m<sup>2</sup></b>	<b>100 sq ft</b>

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

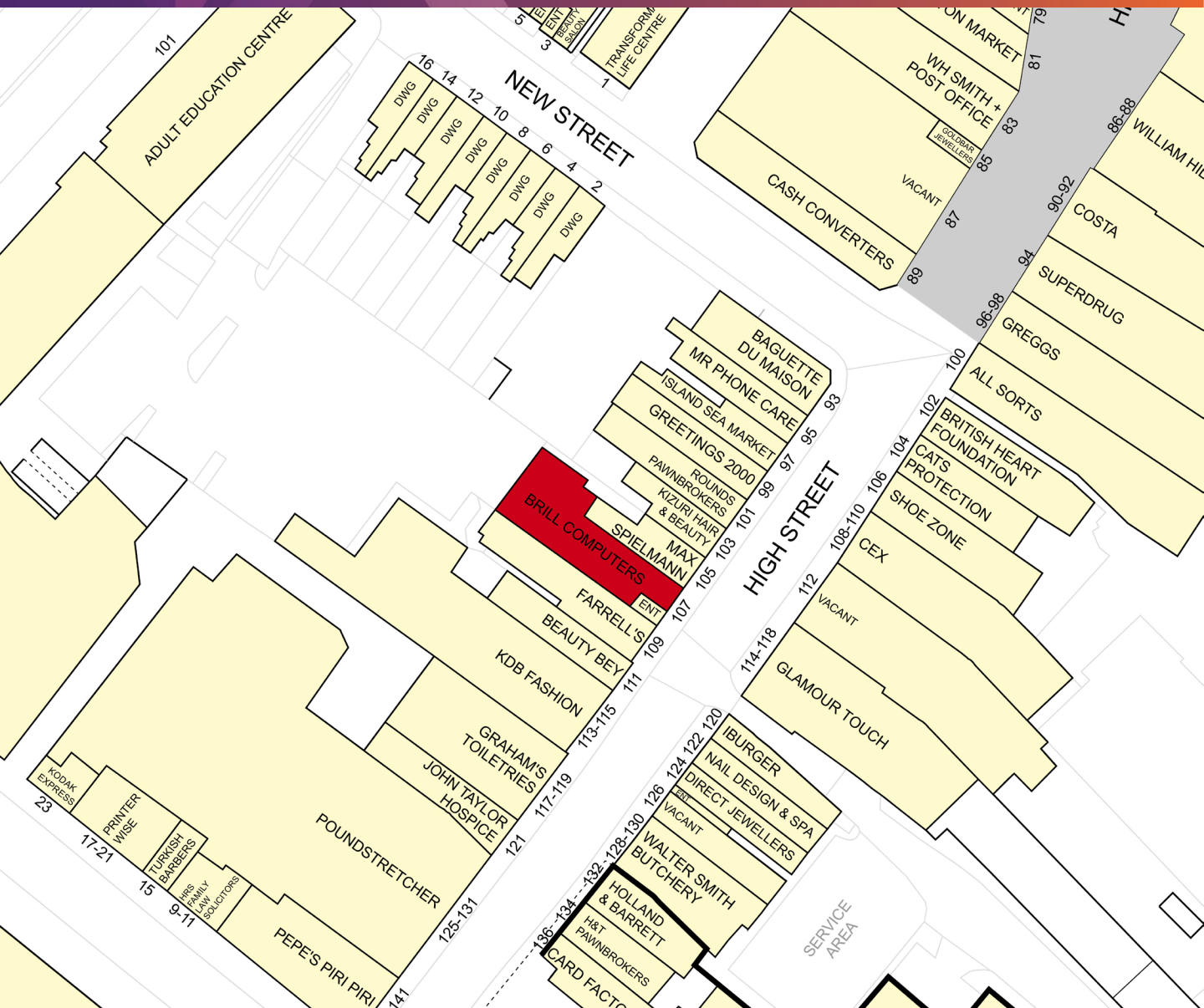
Strictly by appointment with the Sole Retained Agents.

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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