

# TO LET

## 55 Pershore Road, Cotteridge, B30 3EG



- **GIA – 1,321 sq. ft**
- **Extensive Free On-street Car Parking**
- **Large residential catchment.**
- **Close to Greggs, Heron Foods and Subway.**
- **Next to Kings Norton Train Station.**
- **Lapsed Alcohol License.**

### LOCATION

The unit forms part of a busy retail parade that fronts onto Pershore Rd Road and lies close to the junction with Middleton Hall Rd. The unit benefits from significant passing traffic and is situated close to KFC, Scrivens and Greggs.

### DESCRIPTION

The unit comprises of a retail shop that is in shell condition and requires a full fit out.

### ACCOMMODATION

**GIA**                      122.84 Sq m              1,321 sq ft

### LEASE TERMS

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

### PLANNING

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

### EPC

The Energy Performance Certificate is available on request.

### RENT

**£16,000** pa exclusive.

### BUSINESS RATES

The unit is listed with Birmingham City Council and has a Rateable Value of **£15,250**  
Business rates payable are **£7,610pa**

### UTILITIES

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

### LEGAL COSTS

The incoming tenant will be required to contribute £1,000 + VAT towards the landlord's legal costs.

### VAT

The unit has not been elected for VAT purposes.

### 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.

### SECURITY

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

### VIEWING

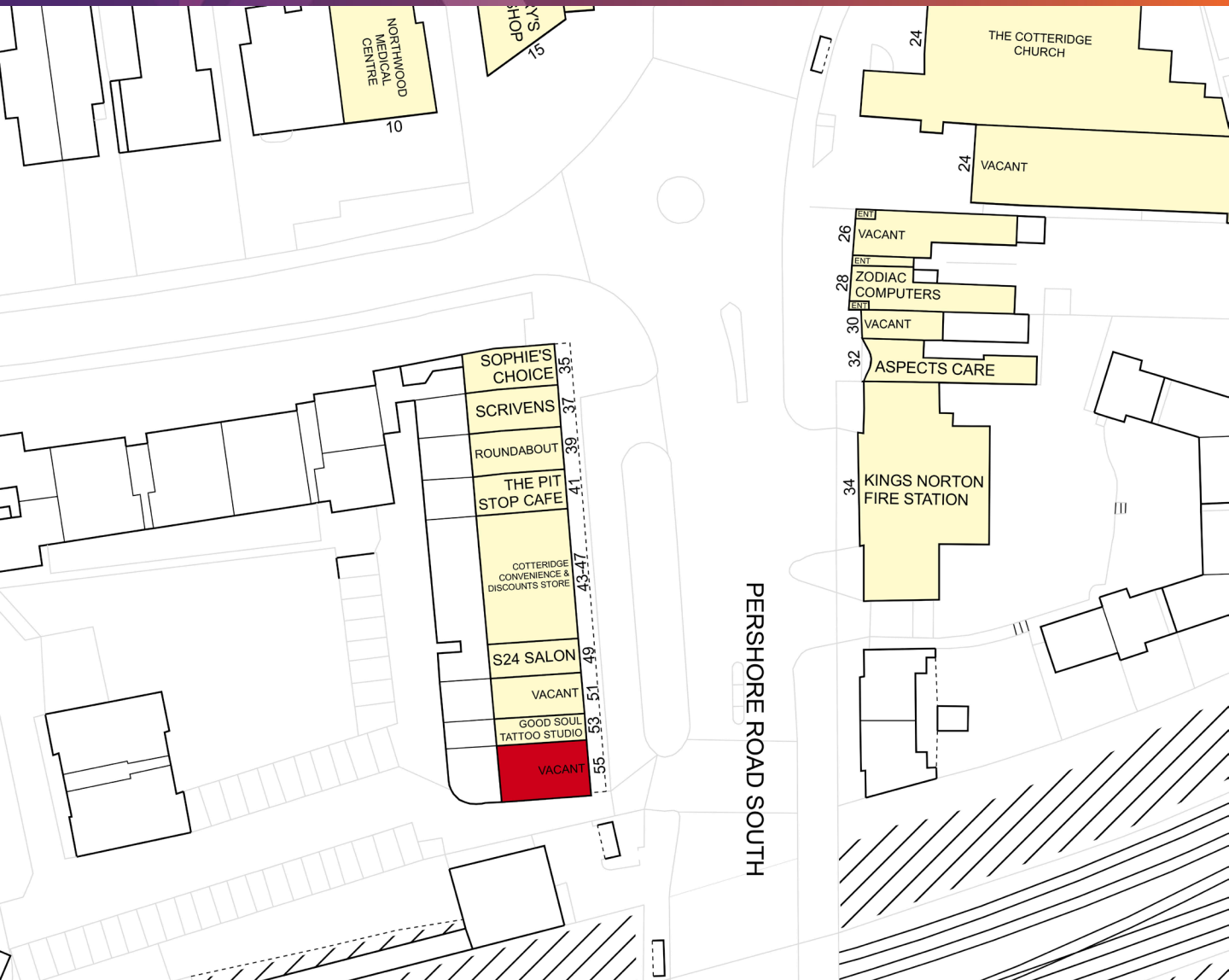
Strictly by prior appointment through sole letting agents.

### SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

# TO LET

## 55 Pershore Road, Cotteridge, B30 3EG



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

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)