

TO LET

25/29 Alcester Road South, Kings Heath B14 7JQ



LOCATION

The premises are situated within the heart of the popular Birmingham suburb of Kings Heath. The property is close to the junction with Drayton Road and occupiers including **Sainsburys, Coffee #1, Halifax, Boots Opticians, Lloyds Bank etc.**

DESCRIPTION

This large property was previously occupied by Wetherspoons and latterly by District Market Place.

The property is suitable for many uses including bar, restaurant, retail etc. -subject to any planning and license requirements.

The premises have good loading facilities at the side, together with limited car parking, approached via Drayton Road.

ACCOMODATION

The premises comprise of the following approximate floor area:

GROUND FLOOR

Internal Width (Front)	48' 6"	14.8 m
Total Depth	125' 0"	38 m
Gross Ground Floor Area (approx.)	6,000 sq ft	557 sq m

Alternatively, our client will consider dividing the ground floor into 2 individual units measuring:

Unit 1	3,700 sq ft	344 sq m
Unit 2	1,894 sq ft	176 sq M

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

Unit 1 - £40,000 per annum exclusive

Unit 2 - £25,000 per annum exclusive.

£60,000 per annum exclusive for the whole unit.

RATEABLE VALUE

Rateable Value - **£95,000** (in respect to the entire ground floor)

This information is for guidance purposes only.

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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 Joint Retained Agents.

SUBJECT TO CONTRACT

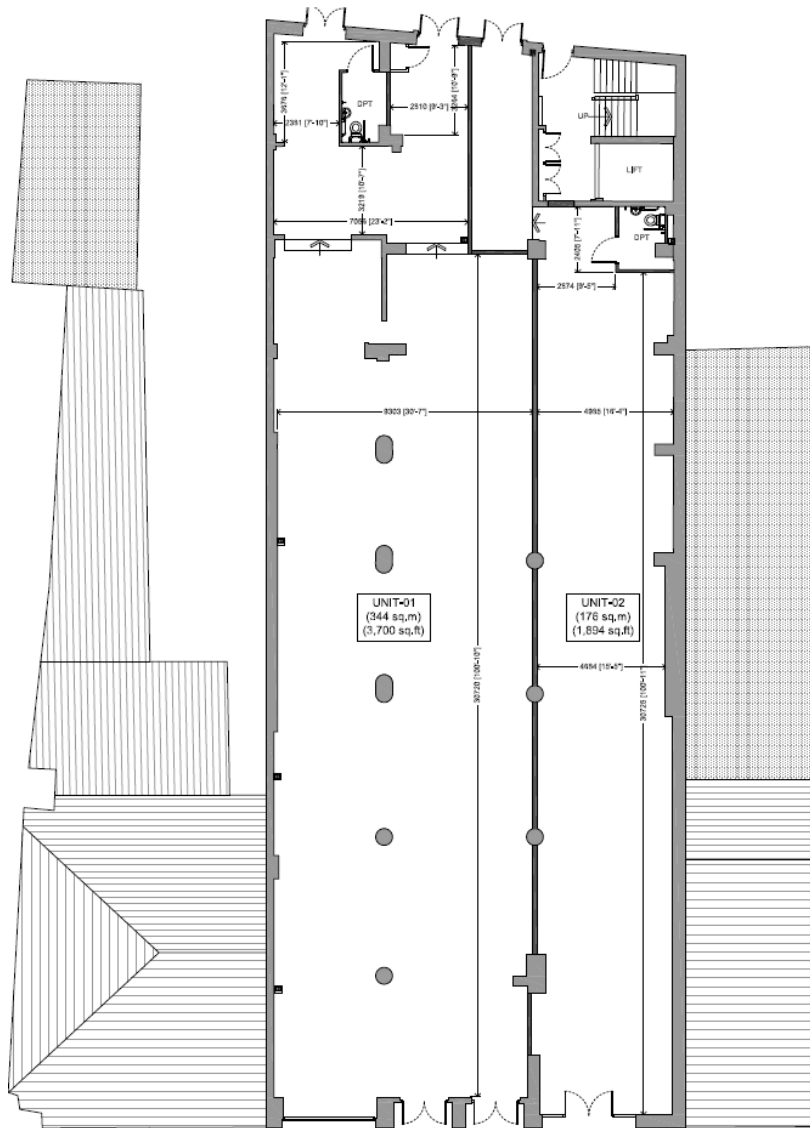

CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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PROPOSED LAYOUT SUBJECT TO PLANNING APPROVAL AWAITING



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.
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- 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:

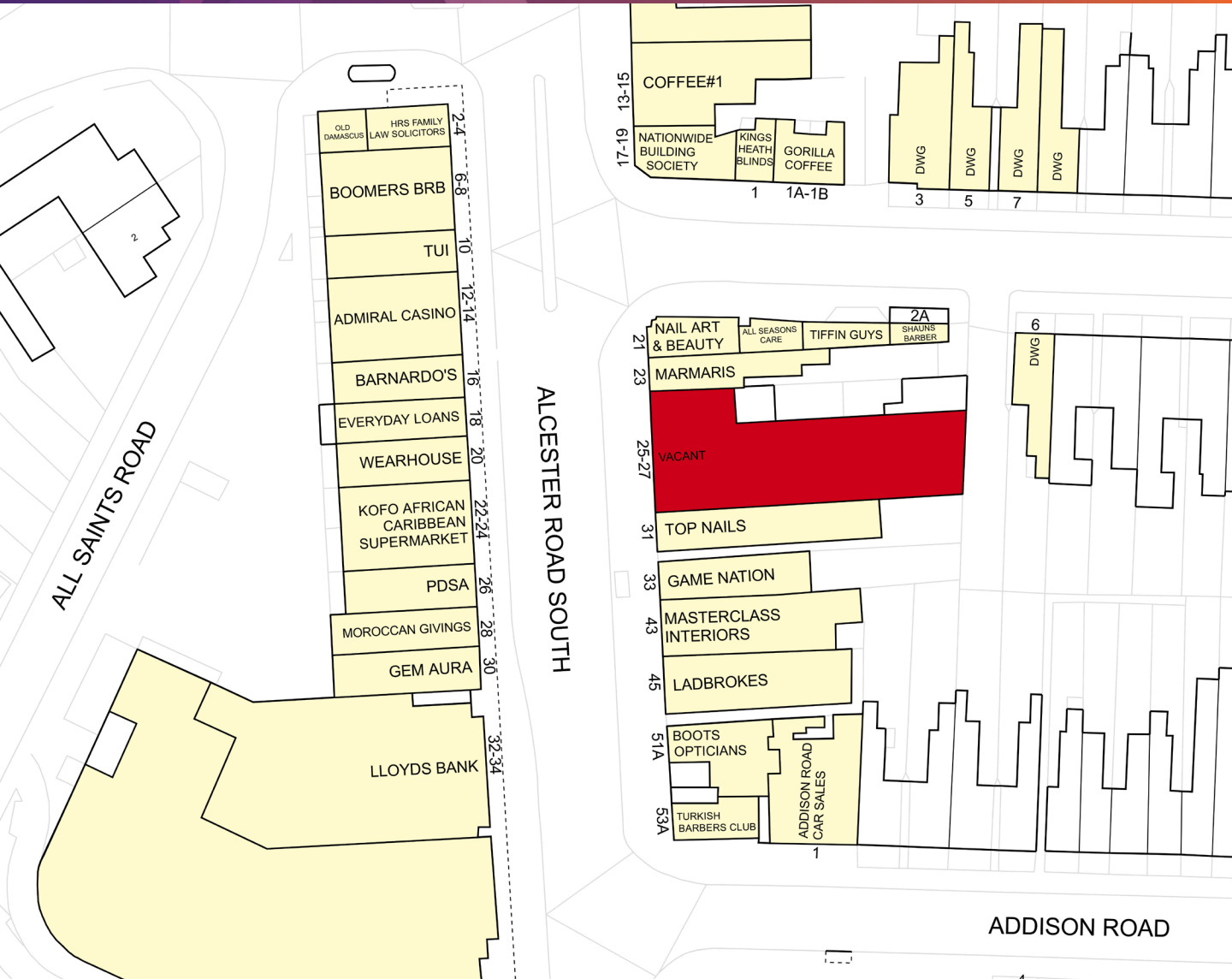
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