

TO LET

311-313 Chester Road
Castle Bromwich,
B36 0JG



- **GIA – 2313 sq. ft**
- **Potential for alternative used Subject to Planning**
- **Extensive Free On-street Car Parking**
- **Close to Morrisons, Aldi and KFC**
- **Large forecourt.**

LOCATION

The unit forms part of a busy retail parade that fronts onto the busy Chester Rd in Castle Bromwich, lies opposite Morrisons and benefits from a large residential catchment area.

DESCRIPTION

This former bank now comprises of a large retail shop that benefits from rear delivery access that is offered in shell condition and is ready for tenants fitout.

ACCOMMODATION

Internal width (Max)	11.65m	38 ft
Shop Depth –	13.22m	43 ft
Retail Area –	154.08 sq. m	1,658 sq. ft
Rear Store	25.63 sq. m	276 sq. ft
Strong Room	35.27 sq. m	380 sq. ft
GIA	214.96 sq m	2,313 sq ft

LEASE TERMS

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

EPC

The Energy Performance Certificate is available on request.

PLANNING

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

RENT

£45,000 pa excl.

BUSINESS RATES

The unit is listed with Birmingham Council and has a Rateable Value of **£20,500**.

Business rates payable are **£10,229** pa.

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.

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

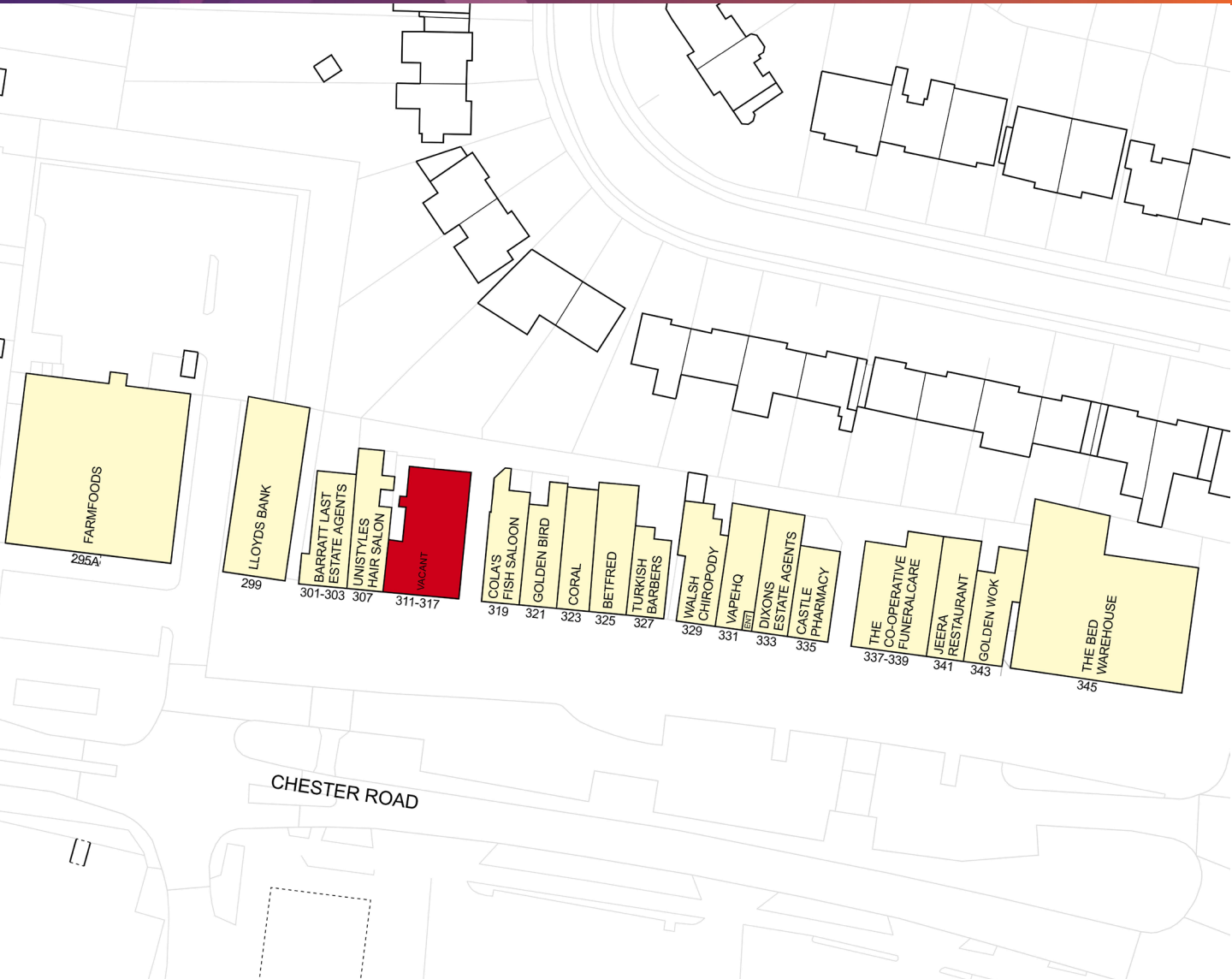
Strictly by prior appointment through sole letting agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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