

# SHOP TO LET

47 Silver Street  
Kings Heath  
B14 7QU



## LOCATION

The premises arranged on ground floor only, are in the popular Kings Heath suburb of Birmingham. Located in a prominent corner position at the junction of Silver Street and Fairfield Road.

Nearby occupiers include – **Lidl Supermarket.**

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 84 sq. m 904 sq. ft

## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## RENT

**£12,500** per annum exclusive of rates and VAT.

## RATEABLE VALUE

Rates to be re-assessed.

Previous RV from July 2023 - £10,750 pa

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.

## 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.

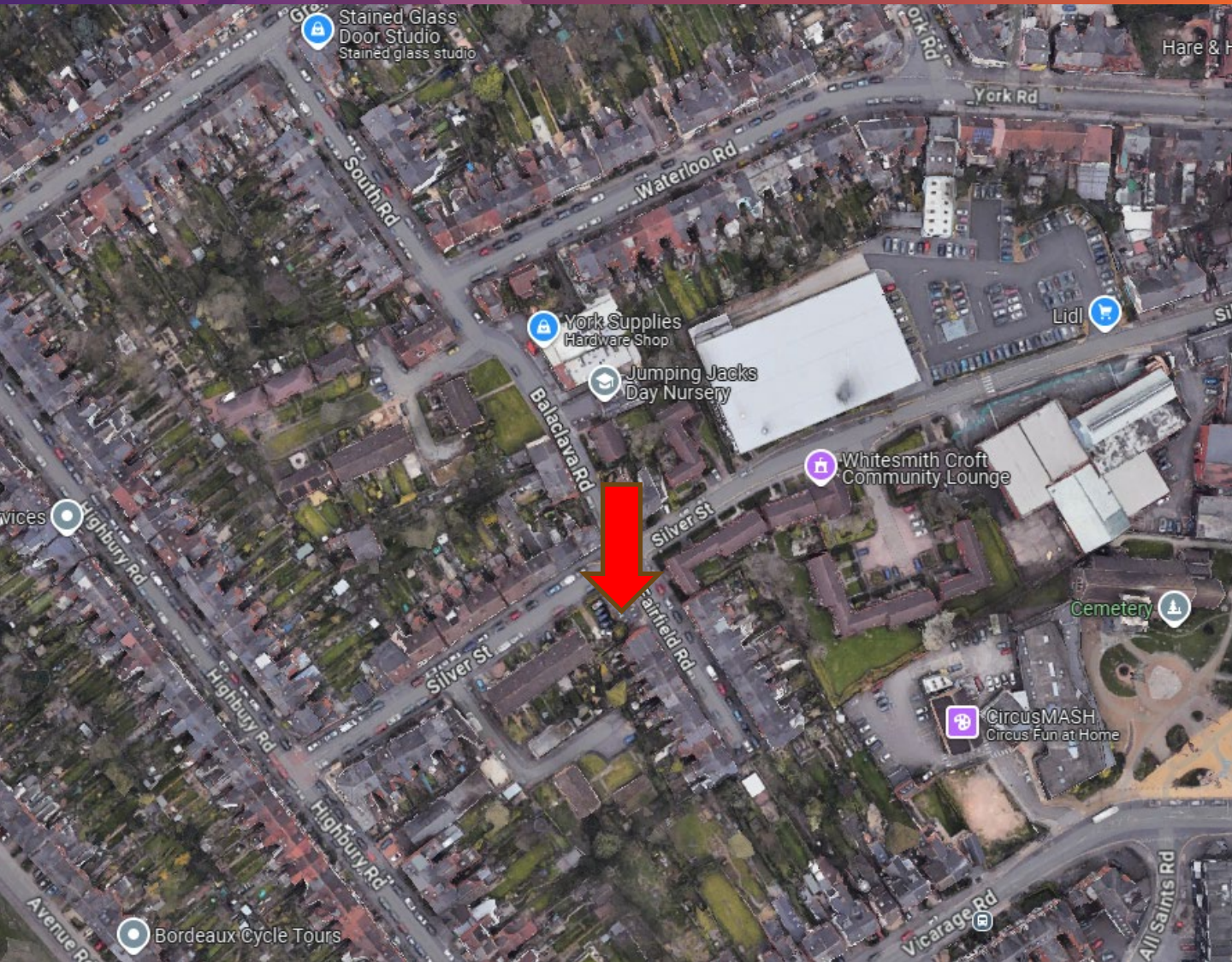
**SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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