

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.

Please note, the landlord will not consider proposals for restaurants or take-aways.

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

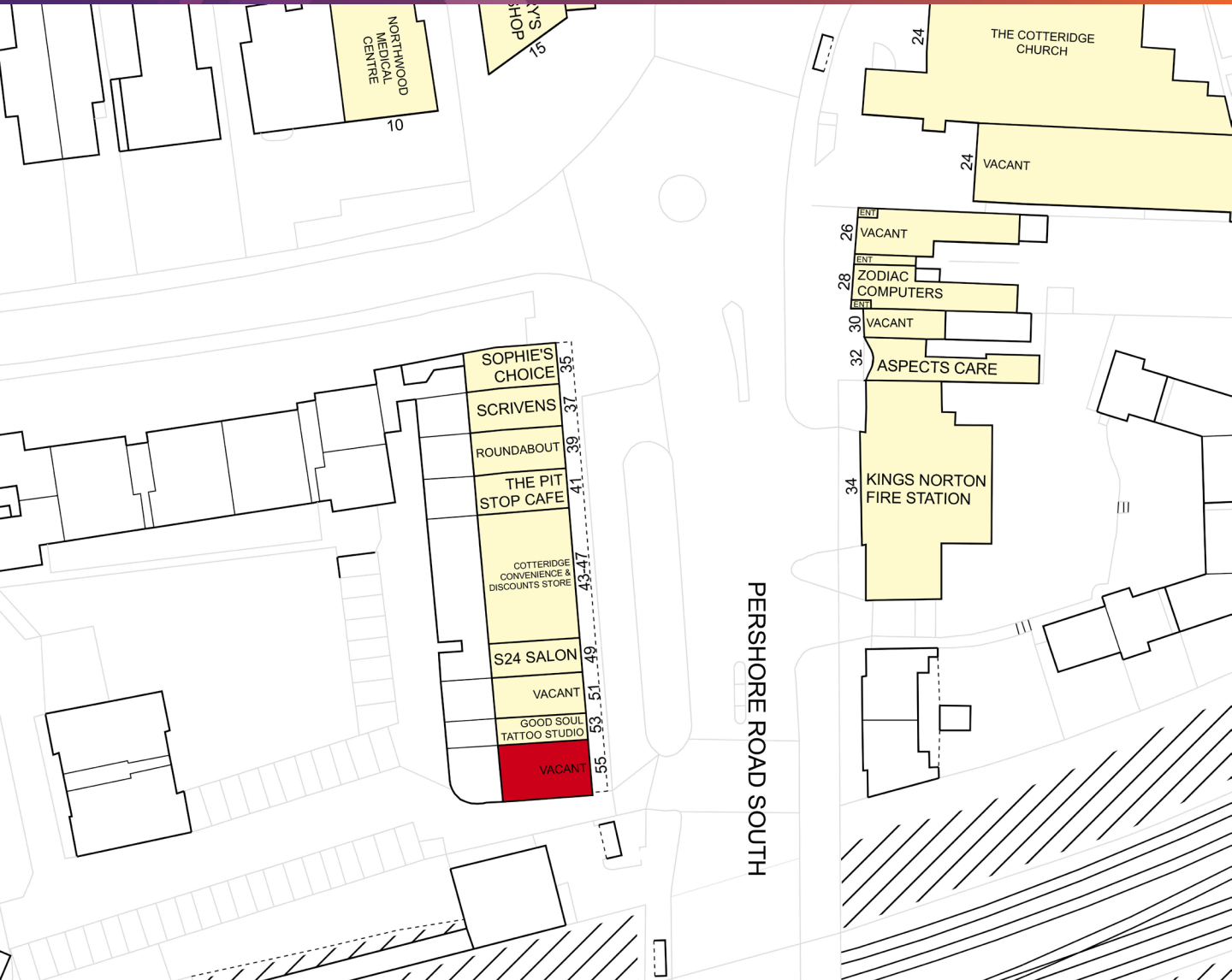
Strictly by prior appointment through sole letting agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

TO LET

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