



UNIT 244

Hawthorne Road  
Kingstanding, Birmingham  
West Midlands, B44 8PP

Local Occupiers Include



### DESCRIPTION

A parade of local and convenience shops in a prominent roadside location in Kingstanding, a suburb north of Birmingham city centre.

- Prominent trading position
- Rear service yard for servicing and deliveries
- Tenants include Tesco, Heron Foods, PDSA, Betfred

### UNIT SIZE

1,106 sq.ft (102.7 sq.m)

### RENT

£18,000 PA exclusive.

### BUSINESS RATES

Rateable Value: £12,500.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £1,040 PA exclusive.

Insurance: £684.

### ENERGY PERFORMANCE

EPC rating E. Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



8

Retail Units On-Site



8,010 sq.ft

Total Area



What Three Words  
former.manual.causes

# HAWTHORNE ROAD

# SITE PLAN



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**Viewing**  
Strictly via prior appointment  
with the appointed agents

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.