



53 Church Road,  
Northfield, Birmingham  
B31 2LB



#### LOCATION

Northfield is a busy Birmingham suburb located approximately 8 miles to the Southwest of the City Centre. The property is located on Church Road, close to Bristol Road South.

#### DESCRIPTION

The subject accommodation located in an attractive Victorian building can be used for retail or office purposes. With frontage onto Church Road, it benefits from immediate car parking to the front and a shared carpark nearby. The unit also benefits an attractive courtyard/garden area to the rear.

The property will be handed over in a fitted office condition.

#### ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 116 sq. m    1,243 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.

#### RENT

**£19,500** per annum exclusive of rates, service charge and VAT.

#### RATEABLE VALUE

Rateable Value - **£9,200**

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

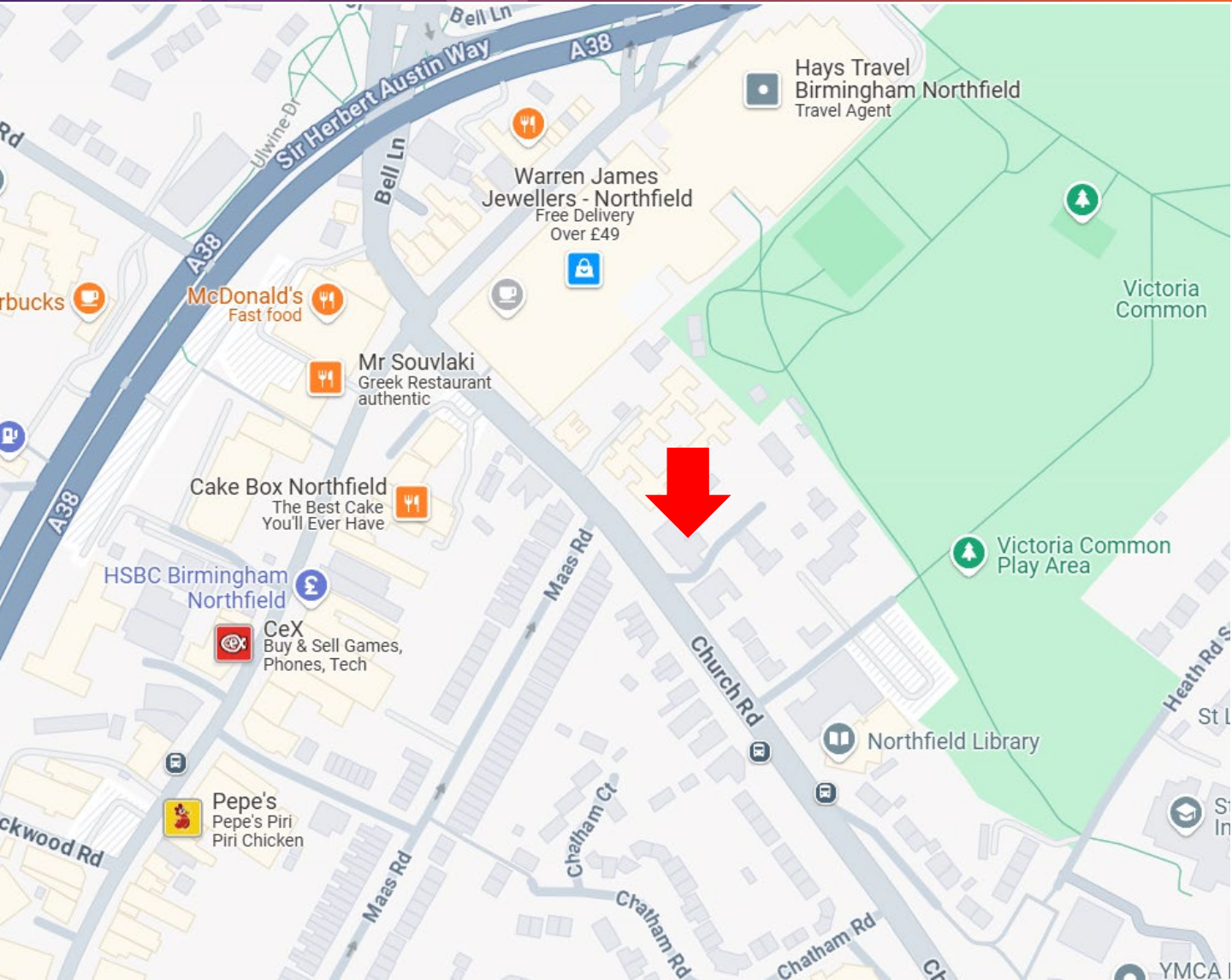
Strictly by appointment with the Sole Retained Agents.

#### SUBJECT TO CONTRACT





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