

Kitts Green, 285 Kitts Green Road, B33 9SA



Retail Premises – Leasehold



LOCATION

The property is situated in a busy provincial area of Birmingham. The immediate area is predominantly of commercial / retail use within an extensive residential area. Nearby occupiers are a mix of national and local operators.

DESCRIPTION

The premises comprise the ground floor only of a two-storey building. The retail unit is presented to an empty shell ready for a new tenant to fit-out. The shop front has new glazing and a new external steel roller shutter. The unit has toilet facilities to the rear and a storage room to the side. Externally the unit sits behind a forecourt where car parking is permitted. Access to the rear is also provided.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Sales Area	95.60 sq m	1029 sq ft
Stores	19.50 sq m	210 sq ft
TOTAL	115.10 sq m	1239 sq ft

TENURE

The premises are available to let by way of a new lease for a term of 5 years or more.

USE

All interested parties are advised to check their proposed use with the local planning authority.

RENT

£18,000 per annum, exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £8,000

Interested parties should verify this information with the local rating authority.

EPC

On Application

VAT

VAT is **not** payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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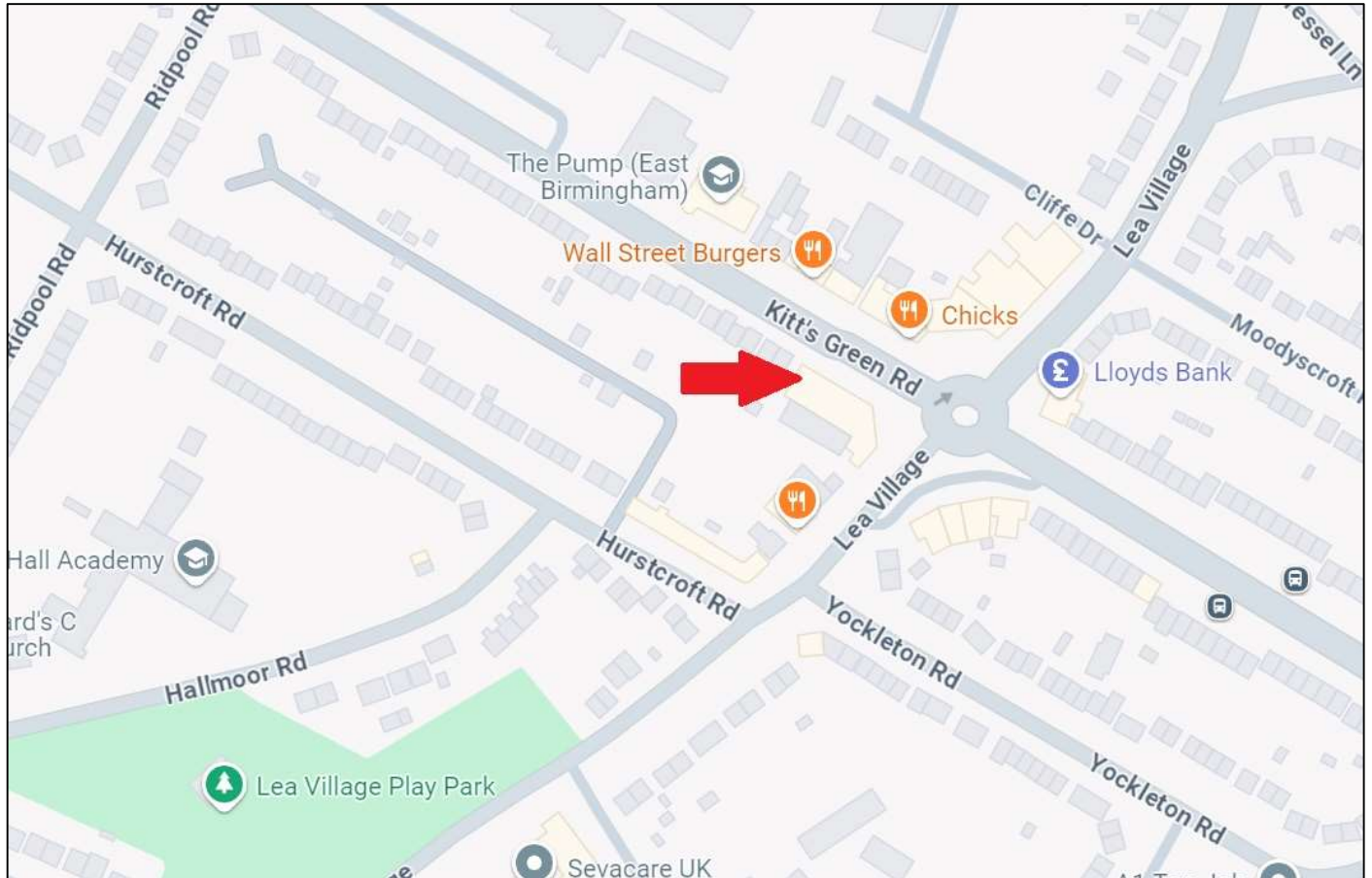
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