

TO LET



WELL LOCATED SHOP 73 HIGH STREET, ERDINGTON, B23 6SA



LOCATION

The premises are well located on the main High Street directly opposite the Co-Op Supermarket. Other major retailers in the immediately vicinity include W H Smith, William Hill, Greggs, Boots, Superdrug, Cash Converters, etc.

DESCRIPTION

The premises comprise a ground floor shop with first floor storage accommodation.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR			
INTERNAL WIDTH	17'2"	5.2 m	
SHOP DEPTH	86'3"	26.3 m	
NET GROUND FLOOR AREA	1420 sq ft	132 sq m	
FIRST FLOOR			
FIRST FLOOR AREA	460 sq ft	43 sq m	
TOILET FACILITIES			

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £15,750

Rates Payable 2019-2020: £7,733

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 72 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The ongoing tenant will be responsible for the payment of a variable service charge, which is currently £163.52 (inclusive of VAT) per quarter on account, subject to annual reconciliation. Building insurance for the year to 24 March 2020 is £474.47 (inclusive of VAT).

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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