

# TO LET



## WELL LOCATED SHOP 249 HIGH STREET, ERDINGTON, B23 6SR



### LOCATION

The premises are prominently situated on the main High Street on the junction with Coton Lane. Nearby occupiers include Farm Foods, Barclays, Peacocks, Greggs, British Heart Foundation, Bright House.

### DESCRIPTION

The premises comprise a ground floor shop.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	18'0"	5.5 m
SHOP DEPTH	71'6"	21.8 m
NET GROUND FLOOR AREA	1025 sq ft	95 sq m

### 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: £13,000

Rates Payable 2019-2020: £6,383

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 177 (Band G). A copy of the certificate is available upon request.

### INSURANCE

Building insurance for the year to 15 January 2021 is £538.88 (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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