

TO LET



RETAIL UNIT WITH STORAGE

159 HIGH STREET, KINGS HEATH, B14 7DJ



LOCATION

The premises are situated in an excellent trading location on the main High Street in Kings Heath. The property is adjacent Barclays and close to New Look, Poundland, JD Sports, Greggs, etc.

DESCRIPTION

The premises comprise a ground floor shop with upper floor storage.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	13'6"	4.1 m
SHOP DEPTH	70'0"	21.3 m
NET SALES AREA	910 sq ft	85 sq m
REAR STOCK	215 sq ft	20 sq m
TOTAL GROUND FLOOR AREA	1125 sq ft	105 sq m

FIRST FLOOR

STORAGE/STAFF	580 sq ft	54 sq m
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SECOND FLOOR

STORAGE	210 sq ft	19 sq m
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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

£27,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £23,500

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 102 (Band E). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance for the current year is £453.55.

MANAGEMENT CHARGE

The ingoing tenant will be responsible for the payment of a management charge, which is currently approximately £600 pa.

LEGAL COSTS

Each party is 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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