

TO LET



Prominent Ground & First Floor Premises 272 ALCESTER ROAD SOUTH, KINGS HEATH, B14 6EN



LOCATION

The premises are prominently situated on the main A435 close to the junction with Woodthorpe Road. The property is close to the All Electric Skoda Garage & Crown Public House, being virtually opposite Tesco Express, White Cross Vets & Explore Learning.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	15'6"	4.7 m
TOTAL DEPTH	53'3"	16.2 m
NET GROUND FLOOR AREA	595 sq ft	55 sq m
TWO TOILETS		

FIRST FLOOR

NET FLOOR AREA	570 sq ft	53 sq m
TOILET AND SHOWER		

DESCRIPTION

The premises comprise a two-storey building which was used as a Gym/Fitness studio at Ground Floor with treatment rooms at first floor level. The property is suitable for many uses subject to planning consent.

LEASE

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

RENTAL

£13,500 pa (exclusive of rates).

RATING ASSESSMENT

Rateable Value: £4,750

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.

BUILDING INSURANCE

The building insurance is currently £361.81 per annum

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 122 (Band E). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is not 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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