

# TO LET



## LARGE RETAIL UNIT 92 HIGH STREET, KINGS HEATH, B14 7JZ



### LOCATION

This large retail unit anchors the popular Kings Court scheme, located on the main Kings Heath High Street. Kings Court is directly opposite Dorothy Perkins and the Post Office. Other occupiers in the vicinity include HSBC, West Brom Building Society, Poundland, Asda, etc.

### DESCRIPTION

The premises comprise a large ground floor retail unit.

### ACCOMMODATION

Approximate internal areas are detailed below:

<b>GROUND FLOOR</b>			
TOTAL FLOOR AREA	5354 sq ft	497 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.

### RENTAL

£35,000 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £30,000

Rates Payable 2018-2019: £14,400

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 58 (Band C). 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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