

# TO LET



## GROUND FLOOR SHOP 1138 WARWICK ROAD, ACOCKS GREEN, BIRMINGHAM, B27 6BL



### LOCATION

The premises are located in an excellent trading position within the centre of Acocks Green. The property is directly opposite Morrisons, Nationwide and Iceland. Immediately adjacent to Turkish Barbers Club and close to Poundstretcher, Savers, Dorothy Perkins, Greggs and Shoezone etc.

### DESCRIPTION

The premises comprise a ground floor lock-up shop formerly occupied by Albermarle and Bond.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	14'5"	4.4 m
NET GROUND FLOOR AREA	855 sq ft	79 sq m

### 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

£20,000 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment for the ground and upper floors is as follows:

Rateable Value: £19,250 (potentially to be reduced following re-assessment)

Rates Payable 2019-2020: £9,451

Please contact the Local Authority for further information.

### BUILDING INSURANCE and REPAIRS

The tenant will be responsible for all repairs to the shop front, roller shutter and internal repairs.

In addition, the tenants will be responsible for 50% of the cost of repairs to the main structure, walls, roof, gutters etc and building insurance.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of (Band ). 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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