

TO LET



WELL LOCATED SHOP 75 HIGH STREET, ERDINGTON, B23 6SA



LOCATION

The premises are well located on the main High Street directly opposite the Co-Op Supermarket. Other major retailers in the immediately vicinity include W H Smith, William Hill, Greggs, Boots, Superdrug, Cash Converters, Costa, etc.

DESCRIPTION

The premises comprise a ground floor unit with first floor storage accommodation and basement.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH	19'10"	6.0 m
SHOP DEPTH	86'6"	26.4 m
GROUND FLOOR AREA	1565 sq ft	145 sq m
FIRST FLOOR		
FIRST FLOOR AREA (including toilets)	460 sq ft	43 sq m
BASEMENT		
FLOOR AREA	1060 sq ft	98 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

£16,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £18,250

Rates Payable 2019-2020: £8,960

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 67 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The ingoing tenant will be responsible for the payment of a variable service charge, which is currently £229.36 (inclusive of VAT) per quarter on account, subject to annual reconciliation. Building insurance for the year to 24 March 2020 is £1,004.25 (inclusive of VAT).

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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