

TO LET



GROUND FLOOR SHOP

2150A COVENTRY ROAD, SHELDON, B26 3JB



LOCATION

The premises are prominently located in the busy Wells Green Shopping Centre in Sheldon, fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport. The property is opposite the main car park in the scheme and immediately adjacent to Shaw Amusements and TUI. Other nearby retailers include Bargain Buys, Iceland and Card Factory.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

SALES AREA 709 sq ft 66 sq m

PARKING

HALF HOUR FREE CAR PARKING

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

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £20,500

Rates Payable 2017-2018: £9,840

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 113 (Band E). A copy of the certificate is available upon request.

SERVICE CHARGE

The incoming tenant will be responsible for the payment of a service charge, which is currently £2,773 for the year.

LEGAL COSTS

Each party are 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 or
Creative Retail on 0121 400 0407

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