

# TO LET



## GROUND FLOOR SHOP WITH A3 CONSENT

2148 COVENTRY ROAD, SHELDON, B26 3JB



### LOCATION

The property is very prominently situated fronting the main A45 Coventry Road and forms part of the Wells Green Shopping Centre. The unit is opposite Dream Beds, Halfords, Pets At Home and close to Iceland, Bargain Buys, Lloyds Pharmacy, TUI, Scrivens, etc. There is free car parking for 30 minutes within the scheme.

### DESCRIPTION

The premises comprise a ground floor retail unit formerly occupied by Carphone Warehouse.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	56'4"	17.2 m
SHOP DEPTH	16'4"	5.0 m
NET SALES AREA	896 sq ft	83 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

£27,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £24,000

Rates Payable 2018-2019: £11,520

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 94 (Band D ). A copy of the certificate is available upon request.

### PLANNING

Planning consent was granted on 7 February 2019 for A3 (Restaurant/Cafe) use, subject to conditions (Planning Application No. 2018/08863/PA).

### SERVICE CHARGE & INSURANCE

The ingoing tenant will be responsible for the payment of a variable service charge, which is currently £381.52 per quarter on account inclusive of VAT, subject to annual reconciliation. Insurance for the current year to 15 January 2019 is £780.96 inclusive of VAT.

### 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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