

TO LET



GROUND & FIRST FLOOR RETAIL UNIT 155 NEW ROAD, RUBERY, B45 9JW



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

£13,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £8,500

Rates Payable 2018-2019: £4,080

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 61 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a variable service charge, which was £418.21 plus VAT (payable in arrears) to December 2018. Building insurance for 2019 is £1005.21 plus 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

LOCATION

The premises are well located in the heart of Rubery, immediately adjacent to Co-Op Funeral, with Costcutter and PDSA located nearby. Other major occupiers represented in Rubery include Savers, Greggs, Jacks, Co-Op Supermarket, Farmfoods, etc.

DESCRIPTION

The premises comprise a ground floor retail unit with first floor ancillary accommodation, formerly occupied by Wise Move Estate Agents.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH	16'3"	4.9 m
TOTAL SHOP DEPTH	57'9"	17.6 m
NET SALES AREA	690 sq ft	64 sq m
REAR STORAGE	115 sq ft	11 sq m
TOTAL GROUND FLOOR	805 sq ft	75 sq m
FIRST FLOOR		
OFFICES/STORAGE	750 sq ft	70 sq m
MALE & FEMALE TOILETS		

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