

# 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 were formerly occupied by Natwest Bank and comprise a ground floor unit with first floor storage accommodation and basement.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

|   |            |          |
|---|------------|----------|
| <b>GROUND FLOOR</b>                     |            |          |
| INTERNAL WIDTH                          | 19'10"     | 6.0 m    |
| SHOP DEPTH                              | 86'6"      | 26.4 m   |
| GROUND FLOOR AREA                       | 1565 sq ft | 145 sq m |
| <b>FIRST FLOOR</b>                      |            |          |
| FIRST FLOOR AREA<br>(including toilets) | 460 sq ft  | 43 sq m  |
| <b>BASEMENT</b>                         |            |          |
| 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

£19,750 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £18,250

Rates Payable 2018-2019: £8,760

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

### SERVICE CHARGE & INSURANCE

The incoming 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 2019 is £1,169.05 (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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