

TO LET



RETAIL UNIT

363 & 363C HAGLEY ROAD, EDGBASTON, B17 8DL



LOCATION

The premises are prominently located on the main A456 Hagley Road, which is one of the main arterial roads into Birmingham City Centre. The property forms part of a well established retail parade approximately 2 miles West of Five Ways. The premises are adjacent to Music Matters, opposite HSL and Tesco Express, and close to Manor Vets, Cottons, etc

DESCRIPTION

The premises comprise a ground floor shop with basement and first floor, together with the benefit of rear access.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH	36'3"	11.0 m
SHOP DEPTH (MAX)	60'6"	18.4 m
GROSS GROUND FLOOR AREA	1820 sq ft	169 sq m
FIRST FLOOR		
OFFICE/STORAGE	420 sq ft	39 sq m
BASEMENT		
STORAGE	590 sq ft	55 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

£25,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £28,250

Rates Payable 2018-2019: £13,560

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be available shortly.

INSURANCE

Building insurance for the current year to 30 November 2019 is £496.47.

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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