

TO LET



TWO RETAIL UNITS

124 & 126 BILLESLEY LANE, MOSELEY, B13 9RD



LEASE

The properties are available by way of new fully repairing and insuring leases for a term of years to be agreed upon in multiples of 5 years.

RENTAL

124 Billesley Lane: £12,000 pa (exclusive of rates)
126 Billesley Lane: £14,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessments are as follows:

124 Billesley Lane
Rateable Value: £3,550
Rates Payable 2019-2020: £1,743
126 Billesley Lane
Rateable Value: £6,600
Rates Payable 2019-20: £3,241
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The properties have the following ratings:-

124 Billesley Lane: 55 (Band C)
126 Billesley Lane: 50 (Band B)
Copies of the certificates are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

We understand that VAT is not 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 located within a good quality residential area on the junction with Southlands Road in Moseley, Birmingham.

DESCRIPTION

The premises comprise two retail units which can be combined if required. The units are fitted with electrically operated roller shutters.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

124 BILLESLEY LANE

INTERNAL WIDTH (FRONT)	19'10"	6.0 m
SHOP DEPTH	40'7"	12.4 m
GROSS GROUND FLOOR AREA	755 sq ft	70 sq m

126 BILLESLEY LANE

INTERNAL WIDTH (FRONT)	19'2"	5.8 m
SHOP DEPTH	40'6"	12.3 m
GROSS GROUND FLOOR AREA	705 sq ft	65 sq m
BASEMENT	755 sq ft	70 sq m

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