

# TO LET



## RETAIL UNIT

126 BILLESLEY LANE, MOSELEY, B13 9RD



### LOCATION

The premises are located within a good quality residential area on the junction with Southlands Road in Moseley, Birmingham.

### DESCRIPTION

The premises comprise a retail unit having Ground Floor & Basement accommodation. The unit is fitted with an electrically operated roller shutter.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### 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 |

### LEASE

The property is 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

£25,000 pa (exclusive of rates).

### PLANNING

Planning permission will not be required for use of the above premises as a restaurant or children's nursery as the premises falls within the new Class E use.

### RATING ASSESSMENT

We are advised that the rating assessments are as follows:

Rateable Value: £6,600

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATES

The property has the following rating: -  
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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Internal Video - <https://youtu.be/fSPMT8P8HLO>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on  
01527 821 111

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