

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).

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/fSPMT8P8HLQ>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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