

TO LET



GROUND FLOOR OFFICE/RETAIL UNIT UNIT 2, LIBERTY PLACE, SHEEPCOTE ST, BIRMINGHAM, B16 8AE



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

£12,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £10,750

Rates Payable 2019-2020: £5,278

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 85 (Band D). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The ingoing tenant will be responsible for the payment of a variable service charge, which is currently approximately £400 per annum. Building insurance for the current year is approximately £350 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this 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 well located, close to the junction with King Edwards Drive, immediately adjacent to Maguire Jackson.

There are major attractions in the immediate vicinity, including Broad Street, Crescent Theatre, Brindley Place, National Indoor Arena, Symphony Hall, etc.

DESCRIPTION

The premises are currently being used as an office but are suitable for many other uses, subject to planning consent.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	19'11"	6.1 m
TOTAL DEPTH	27'2'	8.3 m
GROSS FLOOR AREA	545 sq ft	51 sq m

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