

TO LET



GROUND FLOOR SHOP 2160A SHELDON SHOPPING CENTRE SHELDON, B26 3JB



LOCATION

The premises are well located fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport. The property is prominently situated within the busy Wells Green Shopping Centre. The centre benefits from 30 minutes free car parking. The unit is adjacent to Scrivens, close to Iceland, Coventry Building Society, Lloyds Pharmacy and Card Factory. Dreams and Halfords are directly opposite the unit.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

The approximate area is as follows:

GROUND FLOOR

INTERNAL WIDTH	16'10"	5.1 m
SHOP DEPTH	53'.0"	16.1 m
NET GROUND FLOOR	890 sq ft	83 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.

RENTAL

£19,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £22,750

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 CERTIFICATE

The property has a rating of 81 (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 current service charge, which is currently £1536.48 (inclusive of VAT) subject to annual reconciliation.

Building insurance for the year to 15 January 2021 is £876.51 (including VAT).

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

All costs are quoted exclusive of VAT and interested parties are advised to make their own enquiries in this regard.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Internal Video - <https://youtu.be/UHKaD4FqmSc>

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial, tel: 01527 821 111
or Creative Retail, tel: 0121 400 0407

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