

TO LET



**58 BRIDGE HOUSE, WATERSIDE,
DICKENS HEATH, SHIRLEY,
SOLIHULL. B90 1UD**



LOCATION

The premises are situated within the popular Waterside development at Dickens Heath. The property is adjacent to Blossoms Pre-School Nursery and close to Make Up Spot & Darlings of Chelsea Furniture.

DESCRIPTION

The premises comprise a ground floor unit with the benefit of a car parking space. The property is ideal for many uses including office, retail, showroom etc, subject to planning consent.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	19'8"	6.0 m
SHOP DEPTH	47'5"	14.4 m
NET GROUND FLOOR AREA	830 sq ft	77 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 in multiples of 5 years.

RENTAL

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £7,100

Rates Payable 2019-2020: £3,486

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 109 (Band E). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The ongoing tenant will be responsible for the payment of a variable service charge, which is currently £2845 per annum to include building insurance.

LEGAL COSTS

Each party are 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

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