

TO LET



FOR SALE OR TO LET LARGE RETAIL PREMISES

750 & 752 BRISTOL ROAD SOUTH, NORTHFIELD, B31 2NN



LOCATION

These large retail premises occupy an excellent trading location within the heart of Northfield. The premises are adjacent to Turkish Style Barbers and close to Max Spielmann, West Brom Building Society, Allegro Lounge and The Northfield Shopping Centre.

DESCRIPTION

The premises comprise a ground floor shop with first floor ancillary accommodation, formerly trading as 'Boots'.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

SALES AREA	3620 sq ft	336 sq m
ANCILLARY	435 sq ft	40 sq m
TOTAL NET GROUND FLOOR AREA	4055 sq ft	376 sq m

FIRST FLOOR

STORAGE/STAFF	4010 sq ft	372 sq m
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NOTE: The premises could be extended to provide a further 1150 sq ft at ground floor to include 754 Bristol Road South.

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

Ground Floor only:	£50,000 pa (exclusive of Rates)
Ground & First Floors:	£55,000 pa (exclusive of Rates)

SALE

Alternatively, the freehold interest is for sale at a price of £675,000.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £64,000

Rates Payable 2019-2020: £32,256

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 92 (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 £381.41 for the year. Building insurance for the current year is £13,913.07 plus VAT.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental/purchase price, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial on 01527 821 111 or
Nicholas Brett & Co on 01527 875 669

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.