

# TO LET



## GROUND FLOOR PREMISES 17 RADDLEBARN ROAD, SELLY OAK, B29 6HJ



### LOCATION

The premises are prominently situated close to the junction with Heeley Road. The property was formally occupied by Evict My Tenant Ltd and is immediately adjacent to Creative Coffee Hub and close to the Country Girl Public House, Dolphin Fish Bar and Oakville Flooring.

### DESCRIPTION

The premises comprise a ground floor lock up property having the benefit of an electrically operated roller shutter.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

AVERAGE INTERNAL WIDTH	13'3"	4.0 m
SHOP DEPTH	50'2"	15.3 m
NET SALES AREA	665 sq ft	62 sq m
KITCHEN/STORAGE	75 sq ft	7 sq m
<b>TOTAL GROUND FLOOR AREA</b>	<b>740 sq ft</b>	<b>69 sq m</b>
TOILET FACILITIES		

### 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

£11,000 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £5,700

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 68 (Band C). A copy of the certificate is available upon request.

### INSURANCE

Building insurance is currently £316.13 (inclusive of VAT) per annum.

### 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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

360 degree External Video - <https://youtu.be/cDFoj8EiwyE>

Ground Floor Video - <https://youtu.be/J7GYXzOUg8I>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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