

TO LET



GROUND FLOOR PREMISES 55 HIGH STREET, KINGS HEATH, B14 7BH



LOCATION

The premises are prominently located within a well-established retail parade in the centre of Kings Heath. The unit is situated opposite Argos and Loco Lounge, adjacent to Hedshed and close to Pizza Hut Delivery, Cake Box and Little Dessert Shop. The property benefits from a pay and display car park immediately in front of the unit and good rear loading facilities.

DESCRIPTION

The premises comprise a ground floor lock up property.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	17'2"	5.2 m
SHOP DEPTH	30'0"	9.1 m
NET SALES AREA	515 sq ft	48 sq m
KITCHEN/STORAGE	145 sq ft	13 sq m
TOILET FACILITIES		
Rear car parking for one vehicle		

TOTAL NET GROUND FLOOR AREA 660 sq ft 61 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

£17,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £12,750

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 76 (Band D). A copy of the certificate is available upon request.

INSURANCE

Building insurance is currently £869.24 for the period 25th March 2020 to 24th March 2021

LEGAL COSTS

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

VAT

We understand that VAT is 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:

External Video – <https://youtu.be/1zMXOOIzrRO>

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

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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