

TO LET



PROMINENT RETAIL UNIT

Formally Eden Beauty Salon

2 ROOKERY LANE, ALDRIDGE, WS9 8NN



LOCATION

The premises are located in Aldridge Town centre in a well-established parade close to the junction of Rookery Lane and the High Street.

The property is immediately adjacent to Buddy's Pizza & Balti Nights, being close to Orchard Hills Bakery, Barclays, Kings Barbers, Forever Sun etc. There are good car parking facilities nearby.

DESCRIPTION

The premises comprise of a ground Floor Lock up shop having the benefit of rear access and an electrically operated roller shutter to the front.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

| | | |
|-----------------------|-----------|---------|
| INTERNAL WIDTH | 17'2" | 5.2 m |
| SHOP DEPTH | 4'0'6" | 12.3 m |
| NET GROUND FLOOR AREA | 655 sq ft | 61 sq m |

A single car parking space can be made available at the rear if required

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

£10,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £7,000

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.

BUILDING INSURANCE

The building insurance is £596.30 for the year ending 28th September 2020

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 203 (Band G). A copy of the certificate is available upon request.

LEGAL COSTS

Each party is 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:

External Video - <https://youtu.be/FTkeHYS1WQA>

Internal Video - <https://youtu.be/-4QdlmXqhp4>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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