

TO LET



PROMINENT RETAIL UNIT

50% RENT FOR YEAR 1

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	40'6"	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

£9,500 pa (exclusive of rates).

INCENTIVE

50% rent for Year 1

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 £683.66 for the year ending 28th September 2021

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/FTkeHYS1WOA>

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

VIEWINGS

Strictly by prior appointment with

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.