

TO LET



PROMINENT RETAIL UNIT

Trading as AV Beauty
218 HIGH STREET, ERDINGTON, B23 6SJ



LOCATION

The property occupies a very prominent and busy trading location in Erdington, one of Birmingham's premier retailing suburbs. Occupiers represented in the immediate vicinity include **Farmfoods, Greggs, Iceland, Halifax Bank and Ladbrokes**. On-street parking is available and several car parks are located close-by.

DESCRIPTION

The premises comprise a corner ground floor retail unit having a return frontage to Harrison Road. The premises have recently been refurbished.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (MAX)	17'0"	5.2 m
SHOP DEPTH	84'5"	25.7 m
GROUND FLOOR AREA	1300 sq ft	121 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 by the owner that the rateable value is £17,250. Please contact the Local Authority directly to confirm.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 96 (Band D). 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/nGfZIUzfnsg>

Internal Video - <https://youtu.be/Ya3y5s-PA3w>

VIEWINGS

Strictly by prior appointment with
AMT Commercial on 01527 821 111

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