

TO LET



**GROUND FLOOR SHOP PREMISES
158c WEOLEY CASTLE ROAD,
WEOLEY CASTLE, B29 5QL**



LOCATION

The premises are prominently located immediately adjacent to the Co-Op Funeral Directors and I.D Hair and Beauty. Nearby multiple occupiers include Greggs, Heron Foods, Lloyds Pharmacy, Card Factory etc.

DESCRIPTION

The premises comprise a Ground Floor lock up shop with the benefit of two entrance doors at the front of the property and a large forecourt.

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

£11,500 pa (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £11,000

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.

ACCOMMODATION

GROUND FLOOR

INTERNAL WIDTH	18'8"	5.7 m
NET GROUND FLOOR AREA	715 sq ft	161 sq m
PLUS TOILET		

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC certificate will be available shortly.

INSURANCE

The ingoing tenant will be responsible for the payment of building insurance which is approximately £260 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.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

360 Degree External Video - <https://youtu.be/Y3TxeFOJFEw>

Internal Video - <https://youtu.be/ZZH03LzaAOo>

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