

# TO LET



## GROUND FLOOR RETAIL UNIT UNIT 19a, FOX AND GOOSE SHOPPING CENTRE, WASHWOOD HEATH, B8 2NB



### LOCATION

The premises are located within the popular Fox and Goose Shopping Centre situated on the junction of Bromford Lane and Washwood Heath Road.

### DESCRIPTION

Premises comprise of ground floor shop with first floor storage accommodation. Nearby occupiers represented in the scheme include Iceland, Greggs, Card Factory, Lloyds Pharmacy etc.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	15'11"	4.85 m
SHOP DEPTH	25' 3"	7.69 m
NET GROUND FLOOR AREA	402 sq ft	37 sq m
FIRST FLOOR	290 sq ft	27 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

£13,500 pa exclusive of rates, service charge and VAT

### 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.

### ENERGY PERFORMANCE CERTIFICATE

An EPC certificate will be available shortly.

### BUILDING INSURANCE

Building insurance for the year to 24th March 2021 is £545.17 plus VAT.

### SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge, which is currently £383.92 (inclusive of vat) per quarter.

### LEGAL COSTS

Each party is 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.

### VIEWINGS

By prior appointment with AMT Commercial on  
01527 821 111 or Creative Retail on 0121 400 0407

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.