

# TO LET



## WELL LOCATED SHOP 75 HIGH STREET, ERDINGTON, B23 6SA



### LOCATION

The premises are well located on the main High Street directly opposite the **Co-Op Supermarket**. Other major retailers in the immediately vicinity include **W H Smith, William Hill, Greggs, Boots, Superdrug, Cash Converters, Costa, etc.**

### DESCRIPTION

The premises comprise a ground floor unit with first floor storage accommodation and basement.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>GROUND FLOOR</b>		
INTERNAL WIDTH	19'10"	6.0 m
SHOP DEPTH	86'6"	26.4 m
GROUND FLOOR AREA	1565 sq ft	145 sq m
<b>FIRST FLOOR</b>		
FIRST FLOOR AREA (including toilets)	460 sq ft	43 sq m
<b>BASEMENT</b>		
FLOOR AREA	1060 sq ft	98 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

£16,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: £18,250. 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

The property has a rating of 67 (Band C). A copy of the certificate is available upon request.

### SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a variable service charge, which is currently £229.36 (inclusive of VAT) per quarter on account, subject to annual reconciliation. Building insurance for the year to 24 March 2021 is £940.07 (exclusive of VAT).

### 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

Strictly by prior appointment with AMT Commercial on 01527 821 111

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