

# TO LET



## GROUND FLOOR PREMISES 1697 HIGH STREET, KNOWLE, B93 0LN



### LOCATION

The premises are prominently situated on the main Knowle High Street. They are adjacent to Ripples Bathroom showroom directly opposite Costa Coffee, close to Timpson and One Stop Convenience store.

### DESCRIPTION

The premises comprise a ground floor property having the benefit of rear access/loading and one car parking space.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	20'8"	6.3 m
SHOP DEPTH	29'10"	9.1 m
NET GROUND FLOOR AREA	552 sq ft	51 sq m
TOILET FACILITIES		

### LEASE

The property is available by way of a new fully repairing and lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

£20,000 pa (exclusive of rates).

### RATING ASSESSMENT

Rates Payable 2020-2021: £13,500

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 and SERVICE CHARGE

The building insurance is currently £232.89 per annum for the current year. Service charge is currently £646.05 per annum for the current year.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 61 (Band C). A copy of the certificate is available upon request.

### 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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/aM4AfZRauc>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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