

TO LET



943 ALCESTER ROAD SOUTH, MAYPOLE, B14 5JA



LOCATION

The premises which were formally occupied by **Cats Protection** are located within the popular **Maypole Shopping Centre** which is anchored by **Iceland** and has the benefit of free customer car parking.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

INTERNAL WIDTH	15' 9"	4.8 m
SHOP DEPTH	39' 8"	12.1 m
NET FLOOR AREA	620 sq ft	58 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.

RENTAL

£15,750 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £5,500

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 101 (Band E). A copy of the certificate is available upon request.

BUILDING INSURANCE/SERVICE CHARGE

Building insurance for the Year 15th March 2020 to 14th March 2021 - £270.

Service Charge Budget for the Year 1st January 2021 to 31st December 2021 - £690.88.

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 link:

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

Internal Video - <https://youtu.be/b-XtMEqsZAo>

VIEWINGS

By arrangement with:-

AMT Commercial, tel: 01527 821 111

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