

# TO LET



## GROUND FLOOR PREMISES 489 BIRMINGHAM ROAD, BROMSGROVE, B61 0HZ



### LOCATION

The premises are very prominently situated within an established parade of commercial premises located on the junction with Golden Cross Lane and the main Birmingham Road (A38) approx. half a mile from both Junction 1 of the M42 and Junction 4 of the M5

The property is directly opposite **Miller & Carter**, adjacent to **Sculpture Hair Studio** being close **Handle with Care** and **Wilkes Associates Accountants**.

### ACCOMMODATION

The premises comprise a self-contained ground floor property with excellent forecourt car parking.

The tenants of the flat above the premises are permitted to park one vehicle on the forecourt.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	28'0"	8.6 m
TOTAL GROSS GROUND FLOOR AREA	810 sq ft	75 sq m

### LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years. The tenant will be responsible for all internal repairs and decorations, together with all repairs to the shop front and 50% of the cost of any repairs/maintenance to the forecourt

### RENTAL

**£13,500 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

**Rateable Value: £4,850.** Please contact the Local Authority for further information.

### BUILDING INSURANCE

The tenant of the ground floor will be responsible for 50% of the cost of the building insurance for the whole building. The current annual contribution amounts to **£190** for the year.

### ENERGY PERFORMANCE CERTIFICATE

The premises has a rating of **44** (Band B). A copy of the certificate is available upon request.

### RESTRICTIONS ON USE

The Landlords will not permit the premises to be used as a restaurant or hot food takeaway.

### 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:

Video - [https://youtu.be/ZyOb\\_CBSOQU](https://youtu.be/ZyOb_CBSOQU)

### VIEWINGS

Strictly by prior appointment with AMT Commercial on

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.