

TO LET



FIRST FLOOR PREMISES 158 WEOLEY CASTLE ROAD, WEOLEY CASTLE, B29 5QL



LOCATION

The premises which have their own self-contained entrance directly from Weoley Castle Road are located above **iD Hair Studio** and **Zeus Vape Shop**. The property which was formerly occupied by **Petrie & Petrie** are prominently located close to the main Weoley Castle Square, being close to **Heron, Greggs, COOP Funeral etc.**

ACCOMMODATION

These first-floor premises are suitable for many uses including a barbers, beauty, nail salon, tattoo studio, offices etc – subject to any required planning consents and licences that may be required.

Approximate internal dimensions and areas are detailed below:

FIRST FLOOR

Total First Floor Area is approximately 850 sq ft 79 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

£5,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: **Rateable Value: £5,100**. Please contact the Local Authority for further information.

BUILDING INSURANCE

Building insurance is approximately **£240.00** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 95 (Band D). 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:

Internal Video - <https://youtu.be/cvDry4JgK-c>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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