

# TO LET



## FORMER SANTANDER BANK 1109 WARWICK ROAD, ACOCKS GREEN, B27 6RA



### LOCATION

The premises are located in the centre of Acocks Green on the main Warwick Road adjacent to **Ladbrokes**, directly opposite **Lloyds Bank** and close to **Costa, Specsavers, Holland and Barrett, Boots Opticians, CEX** etc.

### ACCOMMODATION

The premises comprise a two-storey property with an excellent secure rear loading area and parking.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (Front)	24'9"	7.5 m
NET GROUND FLOOR AREA	1720 sq ft	160 sq m

#### FIRST FLOOR

NET FIRST FLOOR AREA	1355 sq ft	126 sq m
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### LEASE

The property is offered on the basis of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of five years.

### RENTAL

**£35,000** pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: **£34,000**

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 42 (Band B). A copy of the certificate is available upon request.

### 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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Internal Video - <https://youtu.be/yXhlcX4f7lY>

### VIEWINGS

By prior appointment with AMT Commercial on  
**01527 821 111**

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