

TO LET



FIRST FLOOR FORMER GYM PREMISES 153-155 HIGH STREET, KINGS HEATH, B14 7DG



LOCATION

The premises are prominently located on the junction of High Street and Institute Road. The accommodation is above **Poundland** and the entrance is immediately next door to **Poundland on the High Street**. Nearby occupiers include **Costa, Clarks** and **Iceland**. There are excellent pay and display car parking facilities in Institute Road.

ACCOMMODATION

The premises comprise a large open unit which was formerly occupied as a gym but are suitable for many other uses subject to planning consent. Approximate internal areas are detailed below:

FIRST FLOOR

Gross Floor Area	11,700 sq ft	1087 sq m
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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

£45,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: **Rateable Value: £12,000**. Please contact the Local Authority for further information.

BUILDING INSURANCE

The current amount payable is **£5652.20** per annum.

SERVICE CHARGE

We are advised the annual budget cost for next year is approximately **£18,000**.

ENERGY PERFORMANCE CERTIFICATE

We are currently awaiting a copy of the EPC certificate.

LEGAL COSTS

Each party are 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:

External Video - <https://youtu.be/oK3QoXH76GM>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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