

TO LET



GROUND FLOOR PREMISES 142 STRATFORD ROAD, SHIRLEY, B90 3BB



LOCATION

This very prominent unit is currently occupied by Reflections Hair and fronts the main A34 Stratford Road. The property is immediately adjacent to **Explore Learning** and **Shirley Carpet Centre** and directly opposite **Nationwide Building Society** and **A Plan Insurance**.

ACCOMMODATION

The premises comprise a ground floor lock up property having the benefit of good rear access and parking for 2/3 vehicles.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

| | | |
|----------------------------------|------------|----------|
| Internal width (front) | 18'0" | 5.5 m |
| Total Gross Floor area (approx.) | 1400 sq ft | 130 sq m |

LEASE

The property is offered on the basis of 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 to the shop and all repairs internal and external to the shop front and rear single storey extension.

RENTAL

£22,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: **Rateable Value: £16,750**. Please contact the Local Authority for further information.

SERVICE CHARGE

There will be a fixed annual service charge of **£750 pa** which will include building insurance and all repairs to the two-storey building including the roof, structure, gutters and rear car park area.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 64 (Band C). 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:

External Video - <https://youtu.be/qFeIPSVTJX8>

Internal Video - https://youtu.be/_7AxpLqzJV0

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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