

# TO LET



## GROUND FLOOR RETAIL PREMISES 777 BRISTOL ROAD SOUTH, NORTHFIELD, B31 2NQ



### LOCATION

The premises are located within the heart of Northfield. The property was previously occupied by **Street UK** and are prominently located being directly opposite **Home Bargains**, adjacent **Sue Ryder** and close to **HSBC**, **CEX**, **West Brom Building Society**, **Specsavers**, **Halifax Building Society** etc.

### ACCOMMODATION

The premises comprise a ground floor lock up shop. Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

Internal width (front)	15'8"	4.8 m
Total net ground floor area	725 sq ft	67 sq m

Toilet facilities

### LEASE

The property is held on an existing 10 year lease from 1st September 2013 - Expiring 2023.  
A copy of the lease is available upon request.  
We understand a new longer lease or a lease extension may be available if required.

### RENTAL

**£15,000 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
**Rateable Value: £12,750.** Please contact the Local Authority for further information.

### 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:

Internal Video - [https://youtu.be/u\\_s8l9pN1zs](https://youtu.be/u_s8l9pN1zs)

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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