

# FOR SALE OR TO LET



## 568 BEARWOOD ROAD, BEARWOOD, B66 4BS



### LOCATION

These former RSPCA premises are located on the main Bearwood Road close to the junction with Anderson Road, immediately adjacent to **Holland & Barrett**.

Nearby occupiers include **British Heart Foundation, Peacocks, CEX, Specsavers, Bet Fred** etc

### DESCRIPTION

The premises comprise a ground floor shop formerly occupied by the RSPCA.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	18'2"	5.5 m
NET GROUND FLOOR AREA	1720 sq ft	160 sq m

#### FIRST & SECOND FLOOR

STORAGE AREA	590 sq ft	55 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

**£25,000 pa (exclusive of rates).**

### SALE

The freehold interest is for sale at a price of **£295,000**.

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£18,500**

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

An EPC certificate will be available shortly

### BUILDING INSURANCE

The incoming tenant will be responsible for the payment of building insurance. We are advised this is approximately £1500 per annum.

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand VAT is payable on the rental/purchase price 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/v6Kno5bqmeE>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

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