

TO LET



GROUND FLOOR PREMISES 351 HAGLEY ROAD, EDGBASTON, B17 8DL



LOCATION

The premises are situated within a well-established parade fronting Hagley Road (A456) close to the junction with Fountain Road. Hagley Road is one of the main arterial roads into Birmingham City Centre.

The property is adjacent to **John Charles Interiors** and **Banu Restaurant**.

Nearby occupiers include **Music Matters**, **Premier Convenience Store**, **Cottons** etc. **Tesco Express** and **HSL Chairs** are situated virtually opposite.

DESCRIPTION

The premises comprise a large ground floor property having the benefit of a forecourt and rear parking/access. It was previously **M H Salon**.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	14'8"	4.7 m
NET GROUND FLOOR AREA	980 sq ft	91 sq m

LEASE

The property is offered on the basis of a new lease for a term of 3 or 5 years.

The tenant will be responsible for all internal repairs to the shop and all repairs to the shop front, forecourt, and rear parking area.

RENTAL

£16,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £8,700

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises has a rating of 61 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

There will be a fixed annual service charge of **£500** per annum. Building insurance is currently **£735** per annum.

LEGAL COSTS

Each party is 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/hlRa41vcGGw>

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on 01527 821 111

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