

TO LET



GROUND FLOOR SHOP 198 STRATFORD ROAD, SHIRLEY, B90 3AQ



LOCATION

The premises are situated in an excellent trading location in the heart of Shirley, being close to the **Parkgate Shopping Centre**, which is anchored by **Asda** and has excellent car parking facilities. The property is immediately adjacent to **Costa and Consol Tanning Studio** and close to **Nandos, Barclays, Boots Opticians** etc.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	19'10"	6.0 m
SHOP DEPTH	72'3"	22.0 m
NET SALES AREA	1430 sq ft	133 sq m
GROSS FLOOR AREA	1630 sq ft	151 sq m

NOTE: There is a further 550 sq ft of ground floor storage which is available if required at an additional £1,500 pa

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

£35,000 pa (exclusive of rates) for shop only.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£28,250**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 57 (Band C). A copy of the certificate is available upon request.

BUILDING INSURANCE & SERVICE CHARGE

The tenant will be responsible for the payment of building insurance which for the year 2021-22 is **£611.14** plus VAT. A service charge will be payable and this is estimated to be approximately **£750** pa plus VAT.

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/MisuAbqQRAo>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

Or our joint agents Stephens McBride 0121 706 7766

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