

TO LET



DOUBLE FRONTED SHOP PREMISES 72/74 SCHOOL ROAD, YARDLEY WOOD, B14 4JR



LOCATION

The premises are very prominently located within this well-established retail parade which is situated on the island at the junction with School Road & Yardley Wood Road. The property is adjacent to the **Golden Moon Chinese takeaway** and close to **Golden Barbers**

DESCRIPTION

The premises comprise a double fronted ground floor lock up premises

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

GROSS GROUND FLOOR AREA 1520 sq ft 141 sq m

LEASE

The property is available by way of a sub-lease for a term to expire July 2027. A shorter-term lease will be considered.

RENTAL

£19,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£21,000**. Please contact the Local Authority for further information.

BUILDING INSURANCE

Building insurance is **£1,058.25** for the year commencing 1st October 2020.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 42 (Band B). 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/6tD48zMK1c>

VIEWINGS

Strictly by appointment with AMT Commercial on 01527 821 111

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