

# TO LET



## GROUND FLOOR SHOP 204B STRATFORD ROAD SHIRLEY, B90 3AQ



### LOCATION

The premises are well located within the heart of Shirley, forming part of a well-established parade fronting the main A34 Stratford Road. The property is adjacent to **Belladonna** and **Pasha Barbers** and close to **Consol Tanning Studio**, **The Electric Bike shop**, **Costa**, **Nandos**, **Saracens Head Public House** and the **Parkgate Shopping Centre**.

### DESCRIPTION

The premises comprise a ground floor lock-up shop trading as **Falafel Munch**.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

SHOP FRONTAGE	8'1"	2.5 m
FLOOR AREA	270 sq ft	25 sq m
TOILET FACILITIES		

### LEASE

The property is available by way of a new fully repairing and insuring lease for a term to be agreed upon in multiples of 5 years.

### RENTAL

**£15,000 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£7,800**

Please contact the Local Authority for further information

### PLANNING

We understand the shop does not have planning consent for a Hot Food Takeaway.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 83 (Band D). A copy of the certificate is available upon request.

### SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a variable service charge, which for 2021 was £283.22 inclusive of VAT. Building insurance for the year 2021-2022 is £99.31 inclusive of VAT.

### LEGAL COSTS

Each party is 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

Please click on the following links:

External Videos - <https://youtu.be/m5YtLoCrU2U>

<https://youtu.be/jvpyDQw3k-c>

Internal Video - <https://youtu.be/ajmObCA8tdo>

### VIEWINGS

By appointment with **AMT Commercial** on **01527 821 111** or **Stephens McBride** on **0121 706 7766**

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.