

TO LET



Large Retail Premises

2 - 2a ADDISON ROAD, KINGS HEATH, B14 7EW



LOCATION

The premises are located just off the main Kings Heath High Street, close to the junction with Alcester Road South. Nearby occupiers include **Sainsbury's**, **Lloyds Bank**, **Turkish Barbers Club** and **Boots Opticians**.

DESCRIPTION

The premises comprise a purpose-built retail unit with self-contained accommodation on the first and second floors.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

GROUND FLOOR AREA 2560 sq ft 238 sq m

FIRST FLOOR

FIRST FLOOR AREA 620 sq ft 57 sq m

SECOND FLOOR

SECOND FLOOR AREA 530 sq ft 49 sq m

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

£30,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £20,750

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 45 (Band B). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance is £1500 per annum

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:

Ground Floor Video - <https://youtu.be/hO11RdYpfAQ>

First Floor Video – <https://youtu.be/AtmQRSyrtBs>

Second Floor Video - <https://youtu.be/puFqJEAlxyg>

VIEWINGS

Strictly by prior appointment with AMT Commercial on
01527 821 111

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