

# FOR SALE OR TO LET



## GROUND FLOOR PREMISES - 6000 sq ft 25/29 ALCESTER ROAD SOUTH, KINGS HEATH, B14 7JQ



### LOCATION

The premises are situated within the heart of the popular Birmingham suburb of Kings Heath. The property is close to the junction with Drayton Road and occupiers including **Sainsburys, Coffee#1, Halifax, Boots Opticians, Lloyds Bank** etc.

### ACCOMMODATION

This large ground floor property is suitable for many uses including bar, restaurant, retail etc -subject to any planning and licence requirements.

The premises have good loading facilities at the side, approached via Drayton Road.

Approximate internal dimensions and areas are detailed below:

### GROUND FLOOR

INTERNAL WIDTH (FRONT)	48' 6"	14.8 m
TOTAL DEPTH	125' 0"	38 m
GROSS GROUND FLOOR AREA (approx.)	6000 sq ft	557 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

**£60,000 pa (exclusive of rates).**

### FREEHOLD

The owners will consider offers in excess of **£1.3m** for the Freehold Interest of the whole building.

### RATING ASSESSMENT

We are advised that the rating assessment for the whole property is as follows:

**Rateable Value: £95,000.**

**This will need to be re-assessed to be in respect of the Ground Floor only.**

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 48 (Band B). A copy of the certificate is available upon request.

### LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in this transaction. We understand that VAT is not payable on the rental/purchase price, however, interested parties are advised to make their own enquiries.

### VIRTUAL TOUR

Please click on the following links:

Ground Floor internal – <https://youtu.be/4mMtWuxz8xc>

### VIEWINGS

By arrangement with AMT Commercial on 01527 821 111

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