

TO LET



1101/1103 WARWICK ROAD, ACOCKS GREEN, B27 6RA - FORMER SUBWAY PREMISES



LOCATION

The premises are prominently located on the main A41 Warwick Road within the main Acocks Green town centre, fronting the main island at Acocks Green at the junction with Shirley Road.

Occupiers in the immediate vicinity include **Specsavers, Costa, Holland & Barrett, CEX and Lloyds Bank.**

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	32'1"	9.8 m
SHOP DEPTH	37'4"	11.4m
GROSS FLOOR AREA APPROX.	1200 sq ft	111 sq m

LEASE

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

RENTAL

Years 1 and 2 - **£15,000** pa (exclusive of rates).

Years 3, 4, & 5 - **£17,500** pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£18,500**

Please contact the Local Authority for further information.

BUILDING INSURANCE & SERVICE CHARGE

Building insurance is **£278.63** per annum.

Service Charge is approximately **£1,675** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 103 (Band E). 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 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/lwgpKv_jJZ4

VIEWINGS

Strictly by prior appointment with AMT Commercial on **01527 821 111**

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