

# TO LET



## FORMER RESTAURANT 116 MAIN STREET, DICKENS HEATH, SOLIHULL, B90 1UA



### LOCATION

The premises are located within the centre of Dickens Heath immediately adjacent to **Dalton Pharmacy** and **Go Local Convenience Store**. Other occupiers nearby include **Costa** and **Tesco Express**.

### ACCOMMODATION

The premises comprise a ground floor lock-up property having the benefit of rear delivery access. The property was previously occupied by a takeaway/restaurant operator and is also suitable for Class E retail use.

Approximate internal dimensions and areas are detailed below.

#### GROUND FLOOR

INTERNAL WIDTH	17'2"	5.2 m
TOTAL DEPTH	51'3"	15.6m
GROSS FLOOR AREA	980 sq ft	91 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

**£19,500 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£12,750**. Please contact the Local Authority for further information.

### SERVICE CHARGE AND INSURANCE

The current 2024 Building and Estate Service Charge budget is **£3,848.47 pa**, payable quarterly in advance and includes the Buildings Insurance and communal bins.

### ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 28 (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:

External Video - <https://youtu.be/LV4wk5zvz3g>

Internal Video - [https://youtu.be/N7R4AwNey\\_E](https://youtu.be/N7R4AwNey_E)

Mezzanine Storage Video - <https://youtu.be/84HIXZ-04pc>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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