

# TO LET



## GROUND FLOOR PREMISES 436 CHESTER ROAD NORTH, NEW OSCOTT, B73 6RG



### LOCATION

The premises are prominently located within a well-established retail parade fronting Chester Road North (A 452) close to the Beggars Bush Island and the junction with Kings Road. The property is directly opposite **Princess Alice Retail Park** where major occupiers including **Tesco, Next, M+S Foodhall, KFC, Burger King** etc are represented.

### ACCOMMODATION

The premises comprise a ground floor lock up shop with the benefit of an electrically operated roller shutter and a shared rear yard.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	15'11"	4.8 m
NET GROUND FLOOR AREA	600 sq ft	56 sq m
BASEMENT STORAGE	215 sq ft	20 sq m

### LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

**£12,000 pa** (exclusive of rates)

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
**Rateable Value: £5,700.** Please contact the Local Authority for further information.

### BUILDING INSURANCE

The tenant of the shop will be responsible for 50% of the cost of insuring the whole building.  
For the year to 24<sup>th</sup> March 2024 this share was **£375.**

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 76 (Band D). 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 link:

Internal Video – <https://youtu.be/8KC3YjsLOXk>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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