

TO LET



SHOP PREMISES UNIT 20, FOX & GOOSE SHOPPING CENTRE, WASHWOOD HEATH, B8 2EP



LOCATION

The premises are situated within the popular Fox and Goose Shopping Centre. Major occupiers represented in the centre include **Iceland, Acorns, Greggs, Card Factory & The Post Office.**

ACCOMMODATION

The premises comprise a two-storey unit having the benefit of rear loading facilities.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	34'0"	10.4 m
SHOP DEPTH	19'0"	5.8 m
GROUND FLOOR AREA	550 sq ft	51 sq m

FIRST FLOOR STORAGE/STAFF/TOILET FACILITIES

550 sq ft 51 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

£12,500 pa (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £15,500. Please contact the Local Authority for further information.

BUILDING INSURANCE & SERVICE CHARGE

Building Insurance for the year ending 25th March 2024 is **£887 p.a + VAT.**

The current annual service charge is **£1,756 + VAT.**

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 68 (Band C). 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 link:

Ground Floor Video – <https://youtu.be/ojv9ZiTnGC8>

First Floor Video - https://youtu.be/gFngXCqcz_o

VIEWINGS

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

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