

TO LET



RETAIL UNIT WITH STORAGE

UNIT 4, FOX & GOOSE SHOPPING CENTRE, WASHWOOD HEATH, B8 2EP



LOCATION

The premises are situated within the popular Fox & Goose Shopping Centre, located on the junction of Bromford Lane and Washwood Heath Road. The unit is adjacent to **Lavish Nails Lounge** and **Jhoots Pharmacy**. Other nearby occupiers include **Iceland**, **Greggs**, **Card Factory**, **Post Office**, **Same Day Dentist**, **Colin Lee Opticians**, **Acorns**, **Bakeville** etc.

DESCRIPTION

The premises comprise a ground floor shop with first floor storage accommodation. The unit has an electrically operated roller shutter to the front.

LEASE

The property is available by way of a new lease for a term of years to be agreed upon.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of g8 (Band D). A copy of the certificate is available upon request.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

| | | |
|-------------------|-----------|---------|
| INTERNAL WIDTH | 16'3" | 5.0 m |
| SHOP DEPTH | 36'9" | 11.2 m |
| GROUND FLOOR AREA | 660 sq ft | 61 sq m |

FIRST FLOOR

| | | |
|---------------------|-----------|---------|
| FIRST FLOOR STORAGE | 600 sq ft | 55 sq m |
|---------------------|-----------|---------|

RENTAL

£12,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£13,750**

SERVICE CHARGE & INSURANCE

The current service charge is currently **£1,990** per annum + VAT.
The building insurance is currently **£806** per annum + VAT.

LEGAL COSTS

Each party is 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:

Ground Floor Video - <https://youtu.be/wXMctanx8dQ>

First Floor Video - <https://youtu.be/VOBIUG8TJmw>

VIEWINGS

By prior appointment with: - AMT Commercial on 01527 821 111

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