

TO LET



DOUBLE FRONTED RETAIL PREMISES 202 & 204 NEW ROAD, RUBERY, B45 9JA



LOCATION

The premises are located adjacent to both **Acorns** and **Dominos**, being close to **Farmfoods**, **Subway**, **COOP** supermarket etc.

ACCOMMODATION

The premises comprise a large double fronted ground floor lock-up shop.

The property has the benefit of electrically operated roller shutters.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

Internal width	32'0"	9.8 m
Shop Depth	70'0"	21.3 m
Gross Floor Area	2240 sq ft	208 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.

RENTAL

£24,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £15,750

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 49 (Band B). A copy of the certificate is available upon request.

INSURANCE

We are advised the annual building insurance is **£717.57**.

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:

Internal Video - <https://youtu.be/cGGXY2wCl9U>

VIEWINGS

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

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