

# TO LET



## 81a HEWELL ROAD, BARNT GREEN, B45 8NL



### LOCATION

The premises are located in the heart of the affluent village of Barnt Green.

The Property is situated at the rear of **Oulsnam Lettings** and close to **Tesco Express** and **Barnt Green Railway Station**.

### ACCOMMODATION

These compact premises are suitable for many uses subject to Planning Consent.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	12' 7"	3.8 m
TOTAL DEPTH	19' 9"	6.0m
GROSS FLOOR AREA APPROX.	250 sq ft	23 sq m

ONE CAR PARKING SPACE TO BE INCLUDED.

### 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

**£8,750 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£4,050**

Please contact the Local Authority for further information.

### BUILDING INSURANCE & SERVICE CHARGE

The tenant will be responsible for the payment of building insurance and service charge of **£700 pa**.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 98 (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 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:

Video- [https://youtu.be/Jgks\\_EOh-EQ](https://youtu.be/Jgks_EOh-EQ)

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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