amtcommercial.co.uk

TO LET

FORMER NAT WEST BANK
Units 3 & 4, 1160 WARWICK ROAD, ACOCKS GREEN, B27 6BP

LOCATION
This double fronted property is located in the heart of Acocks Green.
The premises are adjacent to **Bet Fred** & **AG Pharmacy**. Major occupiers represented in Acocks Green include **Morrisons, Subway, Farmfoods, Aldi, Greggs, Iceland and Savers**.

ACCOMMODATION
Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH (Front)	34'9"	10.6 m
TOTAL DEPTH	73'9"	22.5 m
GROSS GROUND FLOOR AREA	**2565 sq ft**	**238 sq m**

FOUR CAR PARKING SPACES AT REAR

LEASE
The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL
£39,950 pa (exclusive of rates).

RATING ASSESSMENT
We are advised that the rating assessment is as follows: Rateable Value: **£29,750**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE
The property currently has a rating of 70 (Band C).
A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE
There will be an annual service charge of **£1,000 pa** to be increased annually in line with CPI.
The tenant will pay a contribution in respect of building insurance equal to 60% of the cost of insuring the whole building. For the year to September 2025 this equated to **£1458.09**

LEGAL COSTS
Each party is 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.

VIEWINGS
By appointment with **AMT Commercial on 01527 821111**

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. **2.** Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. **3.** The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. **4.** Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. **5.** No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. **6.** This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. **7.** Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.