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TO LET

WELL LOCATED SHOP & UPPER FLOORS
245 HIGH STREET, ERDINGTON, B23 6SS

LOCATION
The premises are well located on the main High Street close to the junction with Coton Lane and directly opposite **Farmfoods.** Other occupiers in the immediately vicinity include **BetFred, Peacocks and Dixy Chicken.**

DESCRIPTION
The premises comprise a three-storey property previously occupied by Cancer Research.
The property benefits from rear servicing and loading.

ACCOMMODATION
Approximate internal dimensions and gross floor areas are detailed below:

GROUND FLOOR			
	INTERNAL WIDTH	13'4"	4.06 m
	SHOP DEPTH	85'6"	26.0 m
	GROUND FLOOR AREA	1065 sq ft	99 sq m
FIRST FLOOR			
	FIRST FLOOR AREA	850 sq ft	79 sq m
SECOND FLOOR			
	SECOND FLOOR AREA	460 sq ft	43 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
£17,500 pa (exclusive of rates).

RATING ASSESSMENT
We are advised that the rating assessment is as follows: Rateable Value: **£12,500**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE
The property has a rating of 81 (Band D). A copy of the certificate is available upon request.

INSURANCE
The ingoing tenant will be responsible for the payment of. building insurance. The current annual insurance is approximately **£1,900**

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

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