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TO LET

GROUND FLOOR PREMISES -FORMER SOUL CHICKEN 77/79 ALCESTER ROAD SOUTH, KINGS HEATH, B14 7JG

LOCATION

The premises are situated within the popular Birmingham suburb of Kings Heath on the junction with Mossfield Road. The property is close to **Sports Direct Gym, Sainsbury's** etc.

ACCOMMODATION

The premises comprise a double fronted corner property having the benefit of rear loading and two car parking spaces.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	34'7"	10.5 m
GROSS GROUND FLOOR AREA	1460 sq ft	136 sq m

PLANNING

We are advised the premises have consent for a restaurant but **not** a takeaway. Interested parties are to satisfy themselves the premises have the required consent for their use.

LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£28,000 (exclusive of rates)

PREMIUM

A premium of **£15,000** is required.

RATING ASSESSMENT

We are advised that the rating assessment is as follows: **Rateable Value: £22,500**. Please contact the Local Authority for further information.

BUILDING INSURANCE

The building insurance is approximately **£2,500** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 49 (Band B). 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 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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