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TO LET

AMT COMMERCIAL

Large Ground Floor Premises
161 HIGH STREET, KINGS HEATH, B14 7DJ

LOCATION
The premises are located in a prime trading position on Kings Heath High Street. The property is adjacent to **Santander** and close to **New Look, Clarks, Greggs, Costa, Poundland, Savers,** etc.

DESCRIPTION
The premises comprise a large ground floor premises formerly occupied by Barclays Bank.
The property is now back to a shell with a new shop front and electrically operated roller shutter.
The property benefits from excellent rear loading facilities.

ACCOMMODATION
Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH (FRONT)	21'6"	6.5 m
SHOP DEPTH	165'0"	50.3m
TOTAL GROUND FLOOR AREA	6830 sq ft	634 sq m

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

RENTAL
£60,000 pa (exclusive of rates).

RATING ASSESSMENT
We are advised that the rating assessment is as follows:
Rateable Value: **£55,000**
Please contact the Local Authority for further information.

BUILDING INSURANCE & SERVICE CHARGE
Building insurance is approximately **£3,185** per annum.
Service Charge is currently **£2,439** per annum.

ENERGY PERFORMANCE CERTIFICATE
The property has a rating of 59 (Band C). 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:

Ground Floor - https://youtu.be/J92CnWNimkI

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

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