amtcommercial.co.uk

TO LET

Former Lloyds Bank Premises
593/595 KINGSTANDING ROAD, KINGSTANDING, B44 9TA

LOCATION
The premises are prominently located close to the Kingstanding Circle. The property is adjacent to **Iceland** and close to **the new Lidl Supermarket, Greggs, Betfred, West Brom Building Society, Scriven,** etc.

DESCRIPTION
The premises comprise a large two storey property formerly occupied by Lloyds Bank.

ACCOMMODATION
Approximate areas are detailed below.
The areas have been taken from the Rating Assessment and not measured by AMT Commercial:

GROUND FLOOR AREA	**2595 sq ft**	**241 sq m**
FIRST FLOOR AREA	**530 sq ft**	**49 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
£30,000 pa (exclusive of rates).

RATING ASSESSMENT
We are advised that the rating assessment is as follows:
Rateable Value: **£33,250**
Please contact the Local Authority for further information.

BUILDING INSURANCE
Building insurance is currently **£1521** per annum.

ENERGY PERFORMANCE CERTIFICATE
A copy of the certificate will be available shortly.

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.

VIRTUAL TOUR OF THE PROPERTY
Please click on the following links:

Ground Floor – https://youtu.be/aCNenGDmR4M

First Floor - https://youtu.be/GFzQtJiitKU

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

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.