

0121 503 2130

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ROBERTSON  BROWN

SHOP TO LET (Benefiting from A3/ A5 use)



1242 Coventry Road, Yardley, West Midlands, B25 8BJ

FEATURES

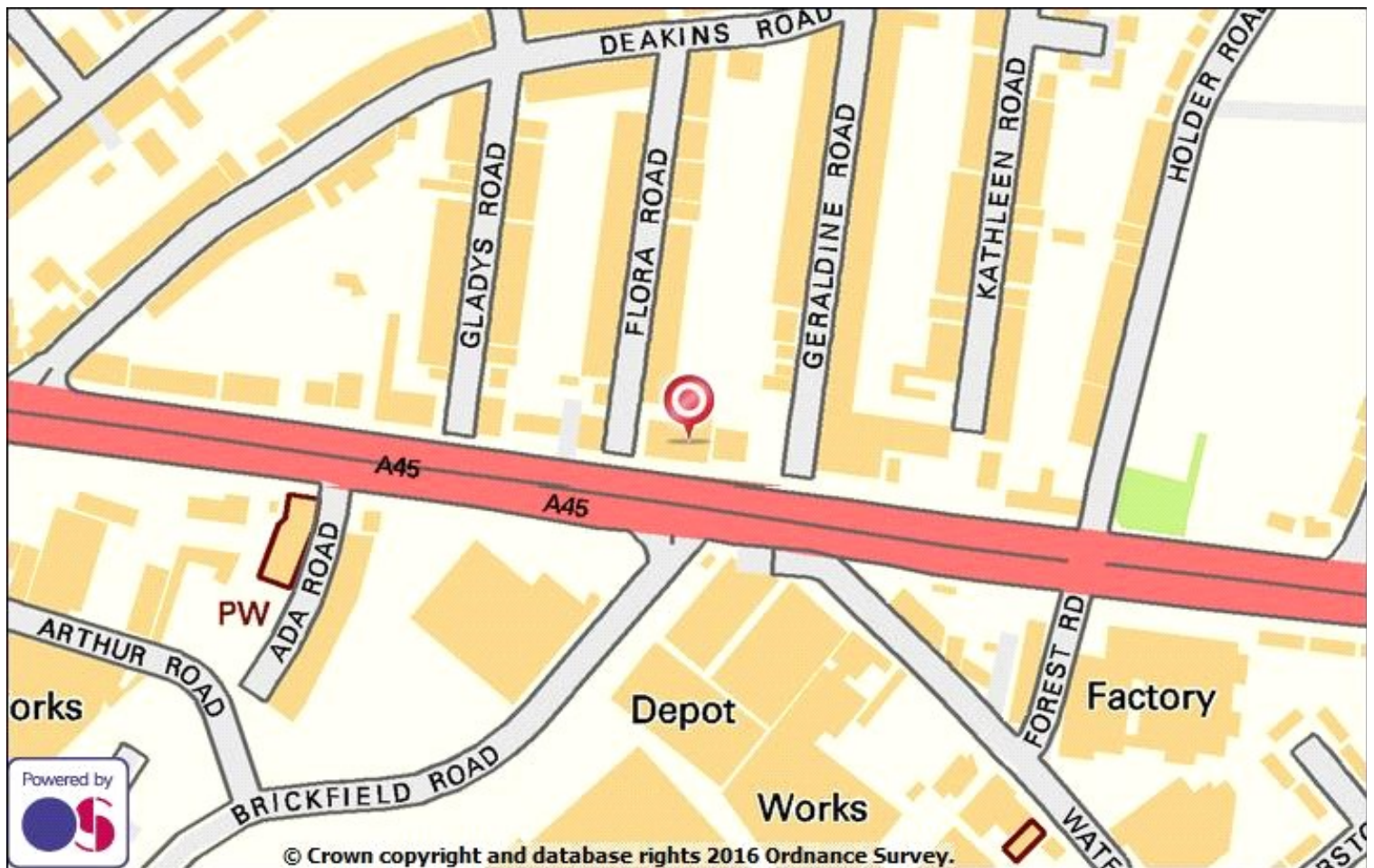
- 1 Off street car parking to front
- 1 Prominent position facing A45 Coventry Road
- 1 Planning use for A3/ A5
- 1 Viewing by appointment only

CONTACT

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LOCATION

The premises occupies a prominent position, fronting A45 Coventry Road - A main arterial route heading out towards Birmingham NEC and Birmingham Airport. Birmingham City Centre is located approximately 3/4 of a mile North West. The property is positioned within a mix of Independent and local retailers with uses such as Newsagents, Off-Licence, Beauty Salon and Takeaways.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £12,500 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

ACCOMODATION

The property is arranged over ground only together with kitchen and WC facilities and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 4.26 m (13ft 10")

SHOP DEPTH 8.96 m (29ft 4")

GROUND FLOOR SALES 38.17 sq m (411 sq ft)

GROUND FLOOR ANCILLARY 16.78 sq m (180 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £2,900

RATES PAYABLE £1,339.80

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.