

# RETAIL SHOP UNIT TO LET

**Robertson  
Brown**

**RETAIL**

**ERDINGTON**

71 High Street



## ACCOMMODATION

The property is arranged over ground and first floors, offering the following approximate dimensions and net internal floor areas:

Internal Width	5.49 m	(18' 0")
Average Depth	23.93 m	(78' 6")
Ground Floor Area	126.63 sq m	(1,363 sq ft)
First Floor Storage/Staff	60.39 sq m	(650 sq ft)

## TENURE

The property is available on a new 15 year full repairing and insuring lease with five yearly upward only rent reviews.

## RENTAL

Rental offers are invited in the region of £29,500 per annum exclusive.

## RATING INFORMATION

Information verbally obtained from the Local Rating Authority is as follows:

RATEABLE VALUE	£25,250
RATES PAYABLE	£10,933.25

We recommend that interested parties make their own enquiries with the local rating authority Birmingham City Council on 0121 303 5509 to verify these figures.

## LEGAL COSTS

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

## LOCATION

The property comprises a ground floor retail shop with first floor ancillary accommodation above, providing access to the first floor loading/service area, situated in a pedestrianised retailing location with nearby occupiers including **WH SMITH, BOOTS, SUPERDRUG, GILESPORT, NATIONAL WEST MINSTER BANK**, etc.

## VIEWING

By arrangement via Robertson Brown Ltd

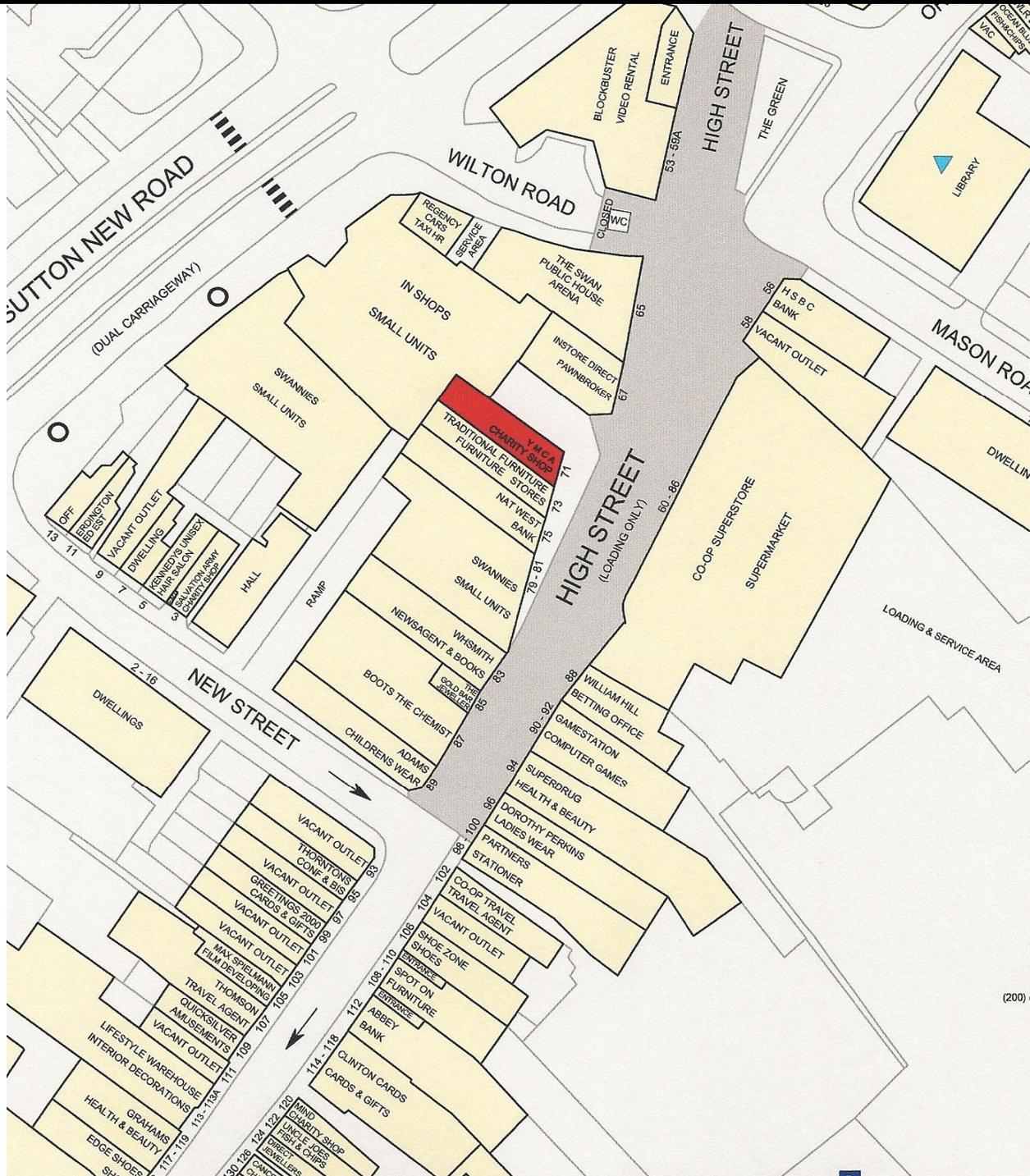
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# ERDINGTON 71 HIGH STREET



## MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Robertson Brown Ltd, their clients and joint agents give notice that, (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact (ii) No person in the employment of the agent (s) have any authority to make or give any representation or warranty whatever in relation to this property (iii) Floor area measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any description given of the property cannot be taken to imply, it is in good repair has all the necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

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