

# RETAIL UNIT TO LET WITH A2 CONSENT

**Robertson  
Brown**

**RETAIL**



## ACCOMMODATION

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

INTERNAL WIDTH	5.11m	(16ft 8")
SHOP DEPTH	17.3m	(66ft 7")
GROUND FLOOR SALES	88.40sq m	(951 sq ft)
FIRST FLOOR	17.37sq m	(186 sq ft)
SECOND FLOOR	23.56sq m	(253 sq ft)

## 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 **£15,000 per annum** exclusive of business rates and VAT.

## RATING INFORMATION

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

**RATEABLE VALUE £12,750**  
**RATES PAYABLE £5,890**

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

## LEGAL COSTS

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

EPC available upon request

## LOCATION

The property is located 9 miles south of Birmingham City Centre. The subject premises occupies a prominent position on the high street in close proximity to retailers such as **COSTCUTTER, GREGGS, LLOYDS PHARMACY** and **WILLIAM HILL** etc

## VIEWING

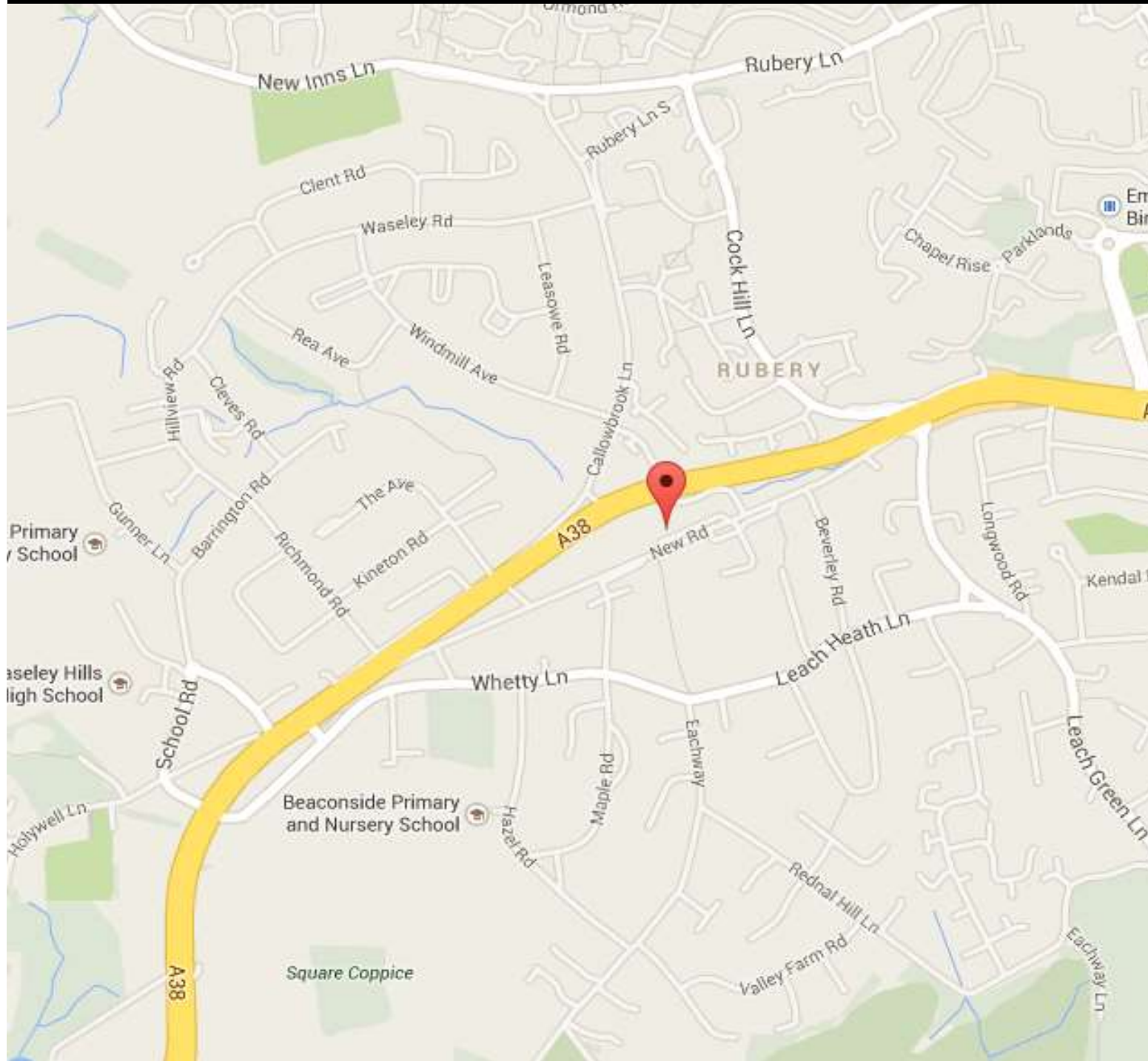
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# 165 NEW ROAD, RUBERY



## 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) has any authority to make or give any representation or warranty whatever in relation to this property (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all 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.

