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ROBERTSON



BROWN

SHOP TO LET



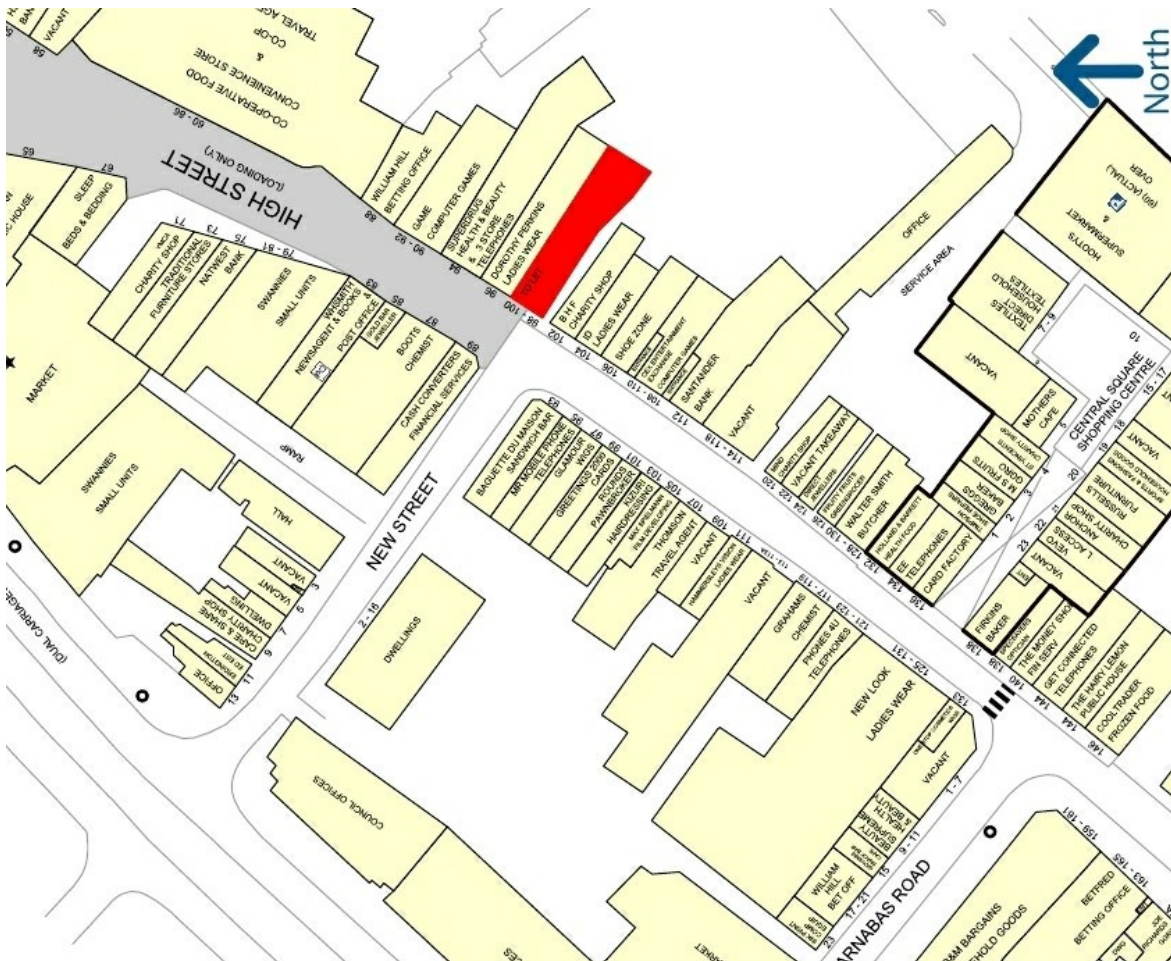
94, High Street, Erdington, B23 6RS

FEATURES

- Prime unit to let - Former Ryman's store
- Reduced to £30,000 per annum
- Prominent high street location
- Viewing by appointment only

CONTACT

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LOCATION

Erdington is a busy suburb located approx 6 miles from Birmingham City Centre. The subject premises occupy a prime position on the pedestrianised high street in close proximity to SUPERDRUG and adjacent to GREGGS with other nearby retailers such as BOOTS CHEMIST, WHSMITH and THE CO-OPERATIVE SUPERMARKET.

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 £30,000 per annum.

LEGAL COSTS

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

EPC available upon request.

ACCOMMODATION

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

GROSS FRONTAGE 6.15 m (20ft 2")

INTERNAL WIDTH 8.5m (22ft 5")

SHOP DEPTH 20.63m (67ft 7")

ANCILLARY 7.29 sq m (401 sq ft)

STORAGE AREA 63.57 sq m (684 sq ft)

STAFF AREA 8.14 sq m (87 sq ft)

RATING INFORMATION

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

RATEABLE VALUE £47,750

RATES PAYABLE £22,490