

0121 503 2130

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ROBERTSON  BROWN

## SHOP TO LET



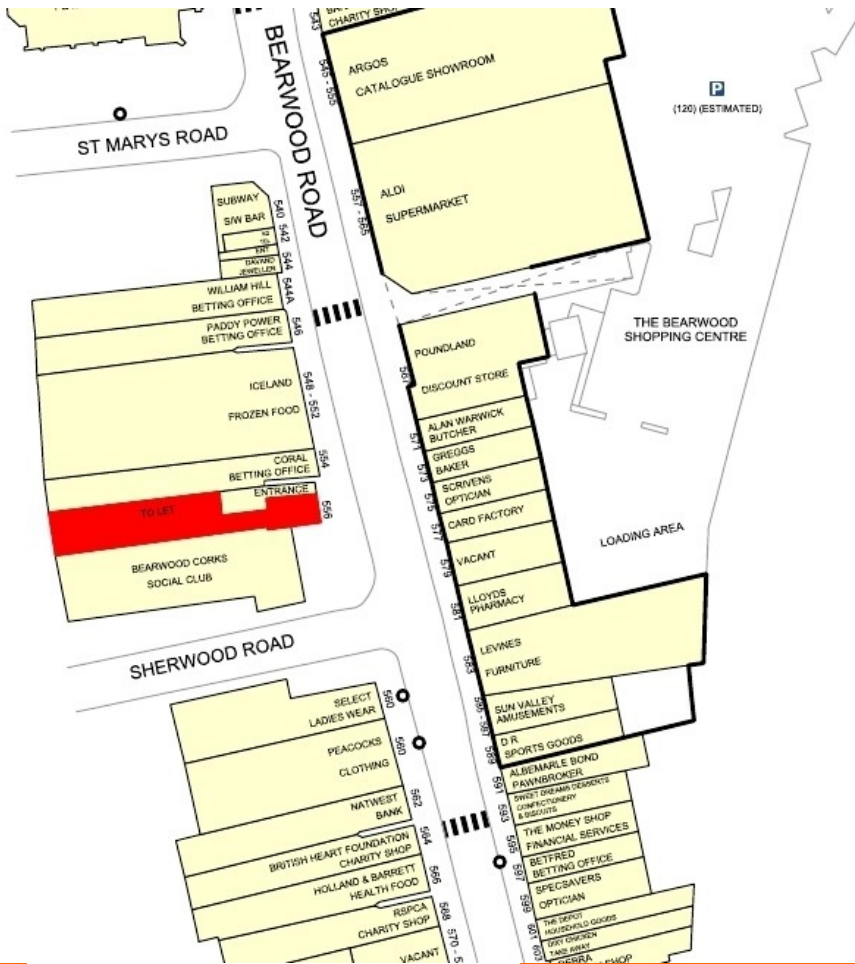
556 Bearwood Road, Bearwood B66 4BT

### FEATURES

- Good prominent trading location
- Adjacent to Coral Bookmakers and Iceland
- Commencing rental of £22,500 per annum
- Viewing by appointment only

### CONTACT

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## LOCATION

The subject premises is positioned on Bearwood Road, adjacent to CORAL BOOKMAKERS and ICELAND with other nearby retailers including POUNDLAND, PADDY POWER and COSTA COFFEE etc

## ACCOMMODATION

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

INTERNAL WIDTH 4.32 m (14ft 2")

SHOP DEPTH 14.79 m (48ft 5")

GROUND FLOOR SALES 63.89 sq m (688 sq ft)

GROUND FLOOR ANCILLARY 44.27 sq m (476 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 £22,500 per annum.

## RATING INFORMATION

## LEGAL COSTS

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

EPC available upon request.

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

RATEABLE VALUE £19,250

RATES PAYABLE £8,893.50

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.