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ROBERTSON  BROWN

SHOP TO LET



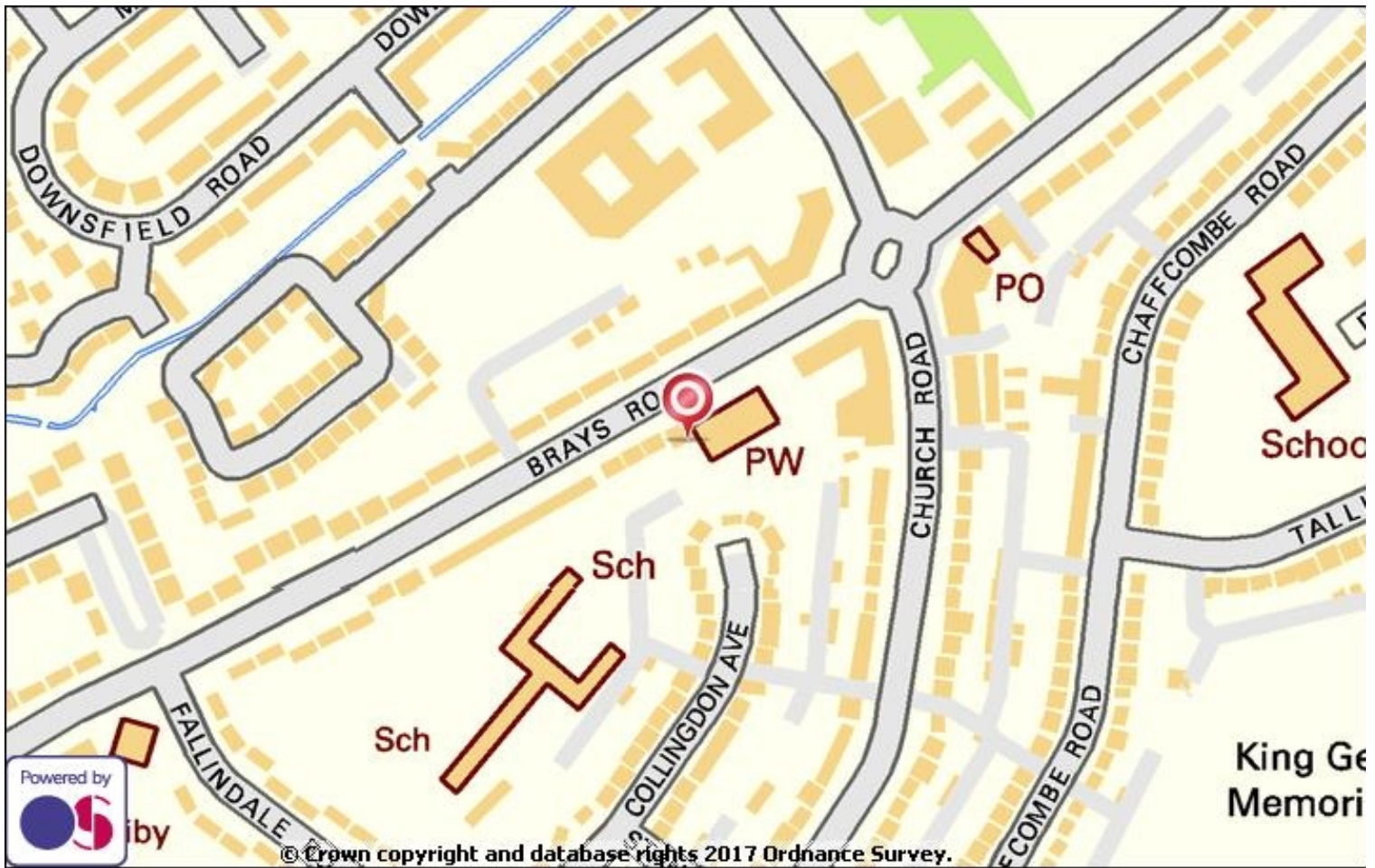
447 Brays Road, Sheldon, B26 2RR

FEATURES

- Positioned within a suburban retail parade
- In close proximity to Greggs and Ladbrokes.
- Quoting rental of £11,000 per annum
- Viewing by appointment only

CONTACT

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LOCATION

The subject premises form part of a suburban retail parade facing onto Brays Road serving a well populated residential neighbourhood. The unit is in close proximity to a number of retailers including LADBROKES, THE CO-OPERATIVE SUPERMARKET and GREGGS. Other nearby retailers include HALFORDS, THE POST OFFICE and DIXY CHICKEN etc.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years at a quoting rental of £11,000 per annum exclusive.

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 floor only and offers the following approximate dimensions and net internal floor areas:

Shop Depth 11.78 m (38 ft '6")
 Internal Width 4.93 m (16 ft '2")
 Ground Floor Sales Area 58.08 sq m (625 sq ft)

RATING INFORMATION

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

RATEABLE VALUE £7,600
 RATES PAYABLE £3,511

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.