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ROBERTSON  BROWN

PROMINENT CORNER SHOP TO LET (With A3 Consent)



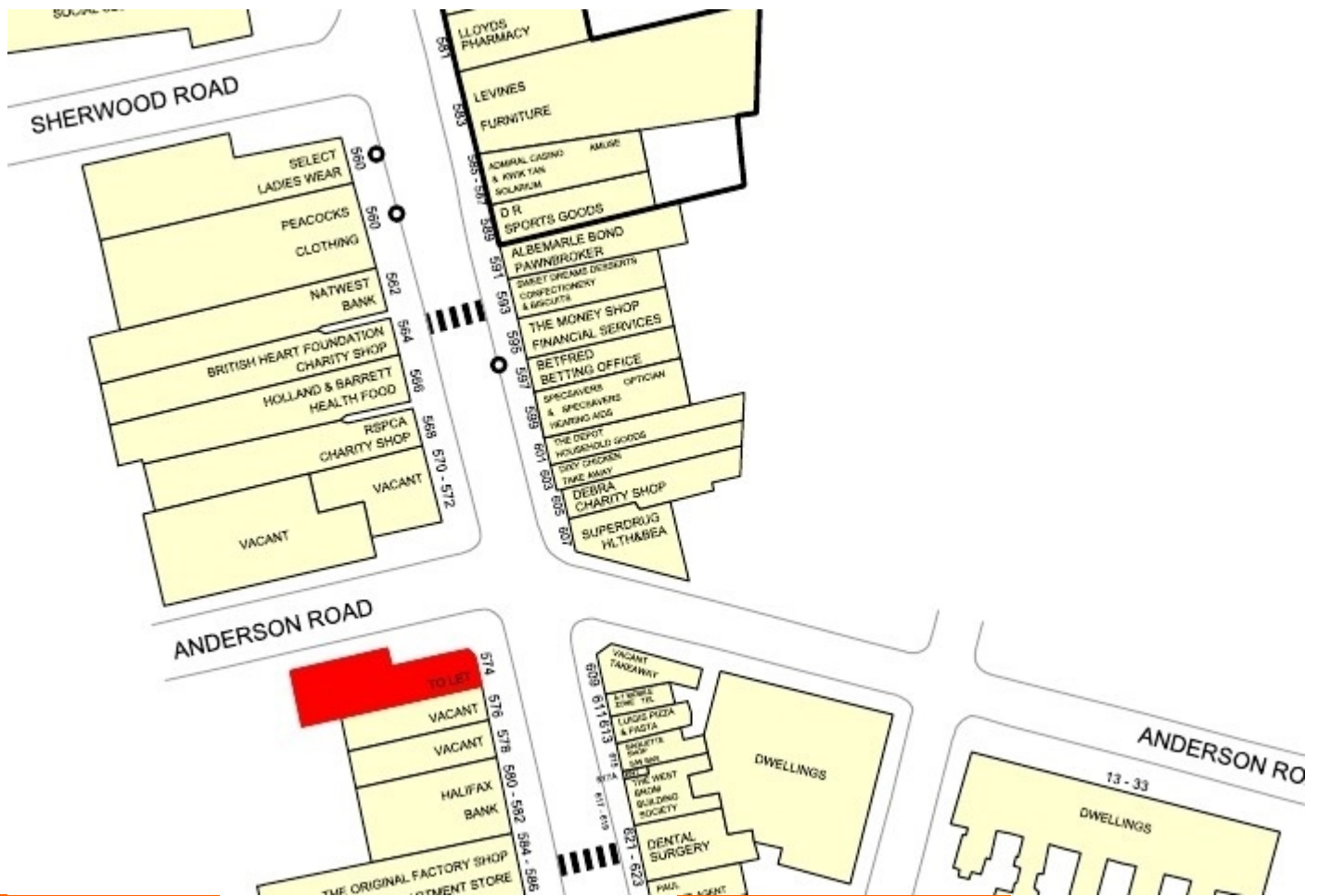
574 Bearwood Road, West Midlands B66 4BW

FEATURES

- Prominent corner shop to let
- Commencing Rental of £25,000 per annum
- Situated 3 miles west from Birmingham City Centre
- Viewing by appointment only

CONTACT

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LOCATION

Bearwood is a busy neighbourhood shopping area situated approximately 3 miles west of Birmingham city centre. The property is situated at the Southern end of Bearwood Road close to its' junction with Hagley Road. Nearby occupiers include Boots, Thomson Travel and Halifax.

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 £25,000 per annum exclusive of business rates service charge and VAT.

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:

INTERNAL WIDTH 8.29 m (27ft, 2")

SHOP DEPTH 23.43 m (76 ft 8")

GROUND FLOOR SALES 194.15 sq m (2,900 sq ft)

RATING INFORMATION

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

RATEABLE VALUE £28,500

RATES PAYABLE £13,822