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ROBERTSON  BROWN

## SHOP TO LET



488 Bearwood Road, Bearwood B66 4HB

### FEATURES

- Shop to let
- Positioned in a good trading location
- Close to an estate agent, takeaways & dry cleaners
- Viewing by appointment only

### CONTACT

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## LOCATION

The subject unit is positioned at Bearwood Road, a popular area close to Birmingham City Centre. There is a mixture of local and independent retailers such as estate agents, takeaways, hair and beauty salon and dry cleaners.

## ACCOMMODATION

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

INTERNAL WIDTH 4.32 m (14ft 2")

SHOP DEPTH 9.51 m (31ft 2")

GROUND FLOOR SALES 41.10 sq m (442 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 subject to five yearly upward only rent reviews at a quoting rental of £12,000 per annum.

## LEGAL COSTS

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

EPC available upon request.

## RATING INFORMATION

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

RATEABLE VALUE £9,600

RATES PAYABLE £4,704

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.