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ROBERTSON  BROWN

SHOP LEASE AVAILABLE



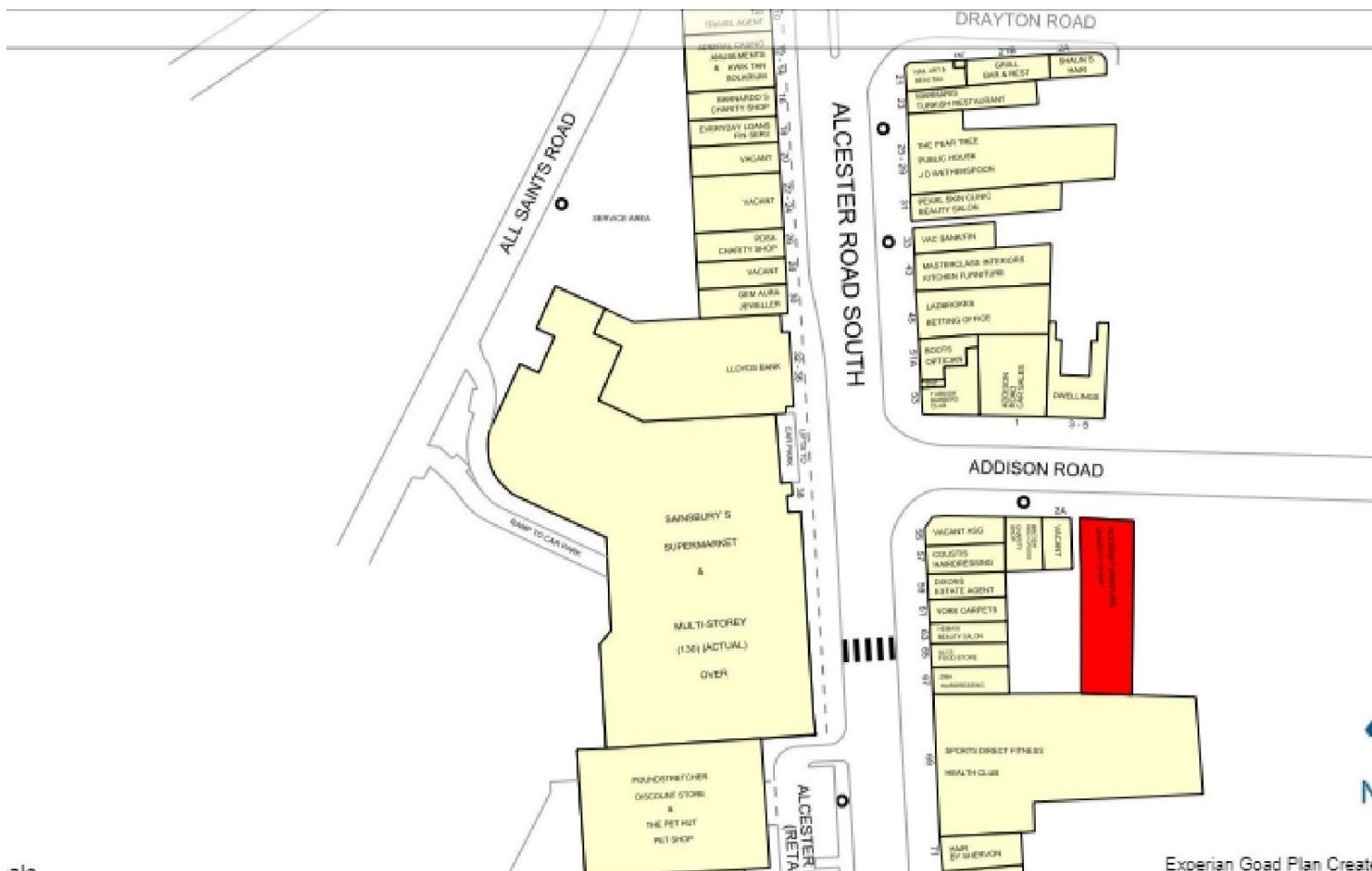
2A Addison Road, Kings Heath, Birmingham, B14 7EW

FEATURES

- Shop lease available
- Ground, First and Second floor available
- British Red Cross & Dixons Estate Agents nearby
- Viewing by appointment only

CONTACT

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LOCATION

The subject unit is positioned on Addison Road, just off the busy Alcester Road South in Kings Heath, a popular and vibrant suburb 4 miles south east of Birmingham. Multiple retailers nearby include BRITISH RED CROSS, SAINSBURYS, SPORTS DIRECT and DIXONS ESTATE AGENTS etc.

TENURE

The property is held by way of a full repairing and insuring lease until 11th October 2028 at a passing rent of £35,000 per annum exclusive of business rates 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, first and second floor and offers the following approximate dimensions and net internal floor areas:-

INTERNAL WIDTH 8.14m (26ft 7")
 SHOP DEPTH 22.98m (75ft 4")
 GROUND FLOOR SALES 180.09 sq m (1,938 sq ft)
 GROUND FLOOR ANC 72.71 sq m (782 sq ft)
 FIRST FLOOR ANCILLARY 63.97 sq m (688 sq ft)
 SECOND FLOOR 49.07 sq m (528 sq ft)

RATING INFORMATION

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

RATEABLE VALUE £20,785
 RATES PAYABLE £10,371