



property solutions

Commercial

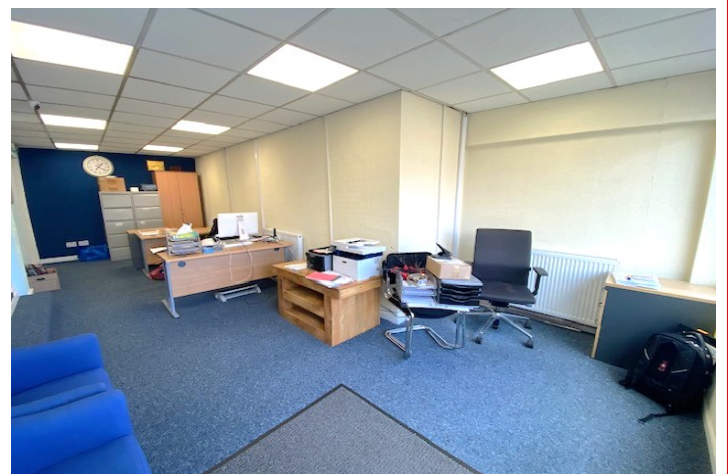
Queslett DaSV

9dMf 4Scd, Birmingham, B(' * DP

- Ground Floor Retail/Office Suite To Let
- Commercial Shop Front with Toughen Glass
- Remote Access 'Steel' Roller Shutters
- Spacious Shop/Office Floor
- Separate Meeting Room
- Fitted Staff Room Kitchen
- Staff W/C
- Leasehold
- £12,000 P.A
- Prominent Location

**Leasehold
£12,000**

EPC Rating 'D'



Full Description

Location:

This Ground Floor Retail Premises/Office is Situated Upon the Queslett Road (A4041). It offers prime location with direct routes into Great Barr, Walsall, Kingstanding, Sutton Coldfield and Birmingham City Centre.

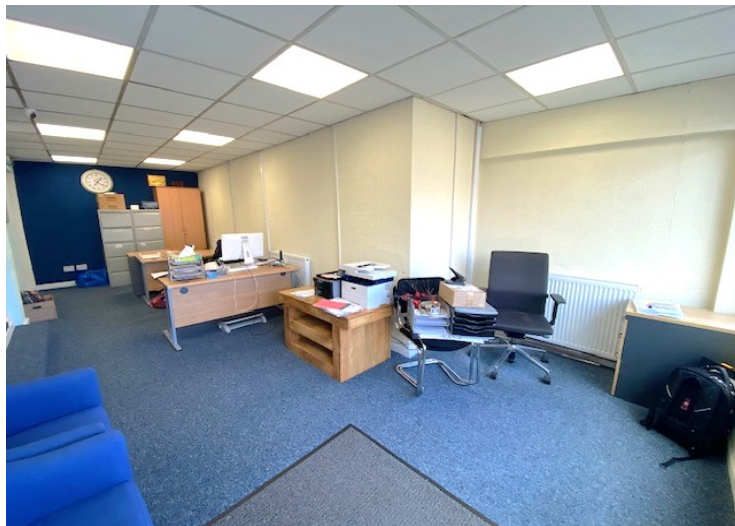
- 0.1 Miles from the Scott Arms Shopping Centre.
- 1.0 Mile from Junction 7 of the M6 Motorway.
- 4.2 Miles from West Bromwich.
- 4.5 Miles from Walsall Town Centre.
- 5.5 Miles from Birmingham City Centre.
- 6.4 Miles from The Royal Town of Sutton Coldfield

Description:

Apple Property Solutions are Pleased to offer Well Presented this Ground Floor Retail Premises/Office Suite To Let. The Building Comprises of Commercial Shop Front with Toughened Glass, Steel' Electric Remote Controlled Shutters, Spacious Shop/Office Floor, Storage Cupboard, Separate Meeting Room, Fitted Staff Room Kitchen, Staff W/C, Leasehold, £12,000 P.A and Available Immediately.

Approach:

Commercial Shop Front with Toughened Glass, 'Steel' Electric Remote Controlled Shutters, Powder Coated 'Aluminium' Panelled Door with Toughened Glass.



Shop Floor

27' (max) x (13'4" max/9'5" min):

Suspended Ceiling, A Series of Eight Light Boxes, Two Panel Radiators, Power Points and Doors to.



Storage Cupboard (under stairs):

Wall Light Point, Consumer Unit and Electric Meter.

Meeting Room 9'6" (max) x 7'9" (max):

Four Ceiling Downlighters, Panel Radiator and Power Points.

Staff Room Kitchen

15'1" (max) x 5'8" (max):

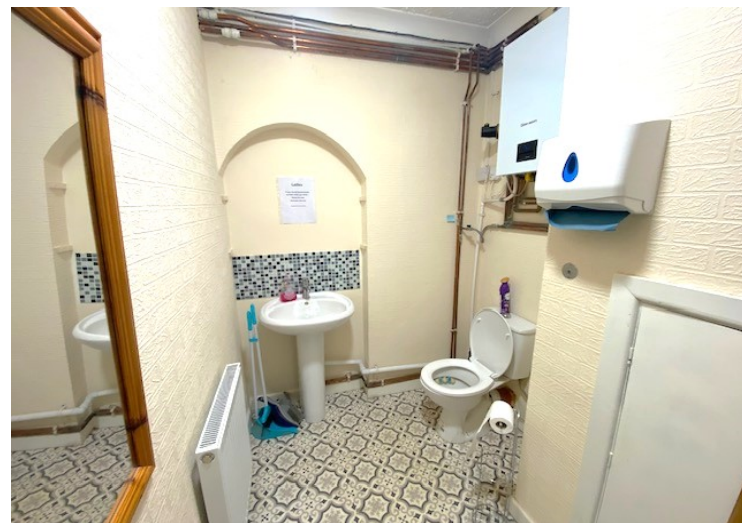
Eight Ceiling Downlighters, A Fitted Range of Wall and Base Units with Roll Top Work Surfaces, 'Stainless Steel' Single Sink and Drainer with 'Swan' Neck Mixer Tap, 'Brick' Effect Tiled Splashbacks, Panel Radiator, Power Points, 'Tiled' Effect Vinyl Flooring, Secure Fire Exit Door to Rear with External Remote Controlled Steel Roller Shutters and Door to.



Staff W/C

(8'3" max/3'3" min) x (4'1" max/3'4" min):

Ceiling Light Point, Wall Mounted 'Glow Worm' Combi Boiler, Single Pedestal Wash Hand Basin, Low Level W/C, Panel Radiator and 'Tiled' Effect Vinyl Flooring.



Rent:

£12,000 Per Annum.

Tenure:

Please be advised that only the Leasehold is available for this Transaction.

Area:

Total Area – 560 Square Feet

Business Rates:

Interested parties are advised to make their own enquiries to Birmingham City Council.

Services:

We are advised all main services are connected to include mains gas, water and electricity. Apple Property Solutions has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Lease Terms:

Negotiable.

Energy Performance Certificate:

'D-96'

Legal Costs:

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

Draft Details

Awaiting Vendors Approval