

TO LET



LARGE RETAIL UNIT 83 HIGH STREET, ERDINGTON, B23 6SA



LOCATION

The premises are well located on the main High Street opposite B & M. Other major occupiers in the immediate vicinity include Greggs, Acorns, Superdrug, Cash Converters, Shipleys, Wm Hill etc.

DESCRIPTION

The premises comprise a large ground floor retail unit with first and second floor storage/staff accommodation

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	28'6"	8.7 m
SHOP DEPTH	96'0"	29.3 m
GROUND FLOOR AREA	2650 sq ft	246 sq m

FIRST FLOOR

FIRST FLOOR AREA	1050 sq ft	98 sq m
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SECOND FLOOR

FLOOR AREA	800 sq ft	74 sq m
Male & Female Toilets		

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£39,500 pa (exclusive of rates). + VAT

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£27,250**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 48 (Band B). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a variable service charge, which is currently **£316** (inclusive of VAT) per quarter on account, subject to annual reconciliation. Building insurance for the year to 24 March 2026 is **£2,728** (inclusive of VAT).

LEGAL COSTS

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor – <https://youtu.be/78u8Mg3R3UA>

First Floor - https://youtu.be/SpN3ylo_YNc

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on 01527 821 111

Or Joint Agents Creative Retail 0121 400 0407

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