

## TO LET

1052 YARDLEY WOOD ROAD  
YARDLEY WOOD  
BIRMINGHAM  
B14 4BW

£9,000 per year  
943.99 sqft / 87.70 sqm  
Retail



Mid-terraced two storey retail premises  
Ground floor Net Internal area 49.61 sq. m (534 sq. ft)  
Suitable for a variety of uses  
Rent £9,000 per annum exclusive

26 High Street  
Kings Heath  
Birmingham  
B14 7JT

**Tel:**  
**0121 441 3040**

**Fax:**  
**0121 444 8626**

**Regulated by RICS**

## Location

The property is located on Yardley Wood Road in a densely populated area of Yardley Wood situated within a parade of independent traders with off road parking to the front.

## Accommodation

The unit is set back behind a concrete forecourt and is arranged over ground and one upper floor. The property is currently occupied by Sue Ryder until December 2021. Internally the property has been fitted out in line to the tenant corporate specification.

### FLOOR AREA

Ground floor retail sales – 49.61 sq. m (534 sq. ft)

First floor stores / flat – 38.09 sq. m (410 sq. ft)

## Terms

Quoting rent - £9,000 per annum exclusive of rates and other outgoings. The ingoing tenant will be responsible for all internal and external repairs, maintenance and decoration.

The landlord will insure the building and recover the premium from the tenant.

The property is to be let on a new lease for a term of 3 to 5 years or longer subject to negotiations. The property will not be available until the tenants have vacated in December 2021.

## Rateable value

The Valuation Office website states that the property is currently assessed as follows:

Shop and Premises: RV £ 8,300 RV

Prospective tenants are strongly advised to make independent enquiries of Birmingham Council Rating Authority on 0121 303 5511.

## Services

We understand that electricity, water and mains drainage are connected to the property.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

## Planning

It is understood that the property has A1 consent. Prospective occupiers are advised to make their own enquiries with the planning department - 0121 303 1115.

## Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 0121 441 3040.  
zafar@chiverscommercial.co.uk

## Costs

Landlord and tenant to pay their own costs in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be added as required.

## Additional Information

A copy of the energy performance certificate is available on request.

## Misdescription act

### CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

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