

TO LET

2154A-2156 Coventry Road, Sheldon,
Birmingham, West Midlands, B26 3JB

SUBJECT TO VACANT POSSESSION



Location

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

Description

The premises were formerly occupied by Pan Pharmacy.

Major occupiers represented in the centre include **One Stop Convenience Store, Cake Box, Coventry Building Society, Subway, Iceland, Costa Coffee, Scrivens, Chai Green and Card Factory.**

*Parking within the centre is free for the first 30 minutes.

Rent

£50,000 Per Annum Exclusive

Accommodation

Address	Sq M	Sq Ft
Ground Floor	200.2	2,155
Total	200.2	2,155

Tenure

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

VAT

We understand VAT is payable on the rental however interested parties are advised to make their own enquiries.

Business Rates

We are advised that the rating assessment is as follows:
Rateable Value: **£40,000**
Please contact the Local Authority for further information.

Legal Costs

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

EPC

An EPC rating of B (26). A copy of the EPC is available upon request.

Service Charge

The service charge is currently **£2,075** per annum plus VAT.

Insurance

£1,827 per annum plus VAT.

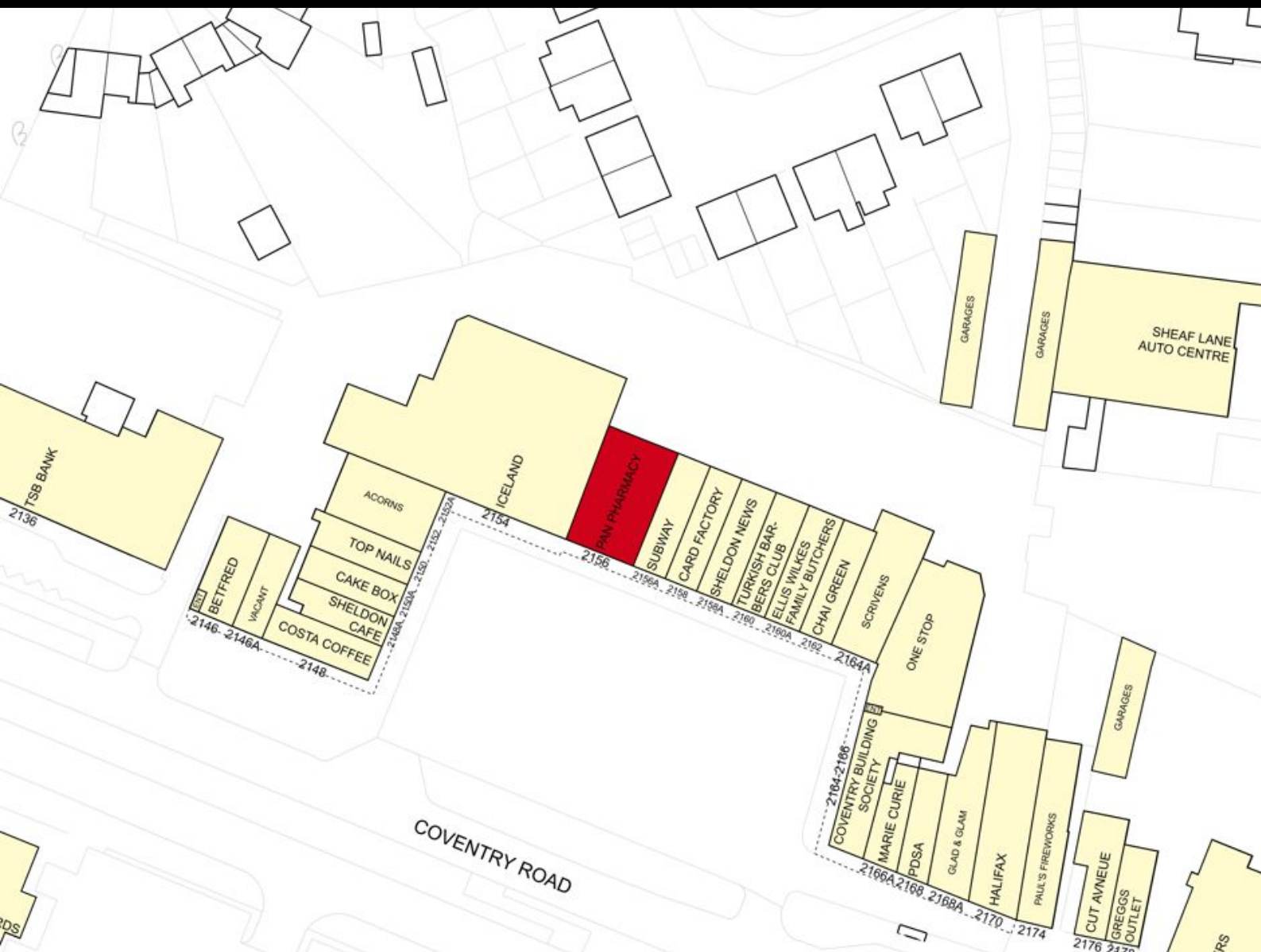
Viewings

Strictly by appointment with the Joint Retained Agents.

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