

TO LET

83 High Street, Erdington,
Birmingham 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.

Rent

£39,500 Per Annum Exclusive

Tenure

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.

Accommodation

Address	SqM	SqFt
Ground Floor Area	246.18	2,650
First Floor Area	97.54	1,050
Second Floor Area	74.32	800
Total	418.05	4,500

Business Rates

We are advised that the rating assessment is as follows:
Rateable Value: **£27,250**.

Please contact the Local Authority for further information.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

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

Service Charge

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.

Insurance

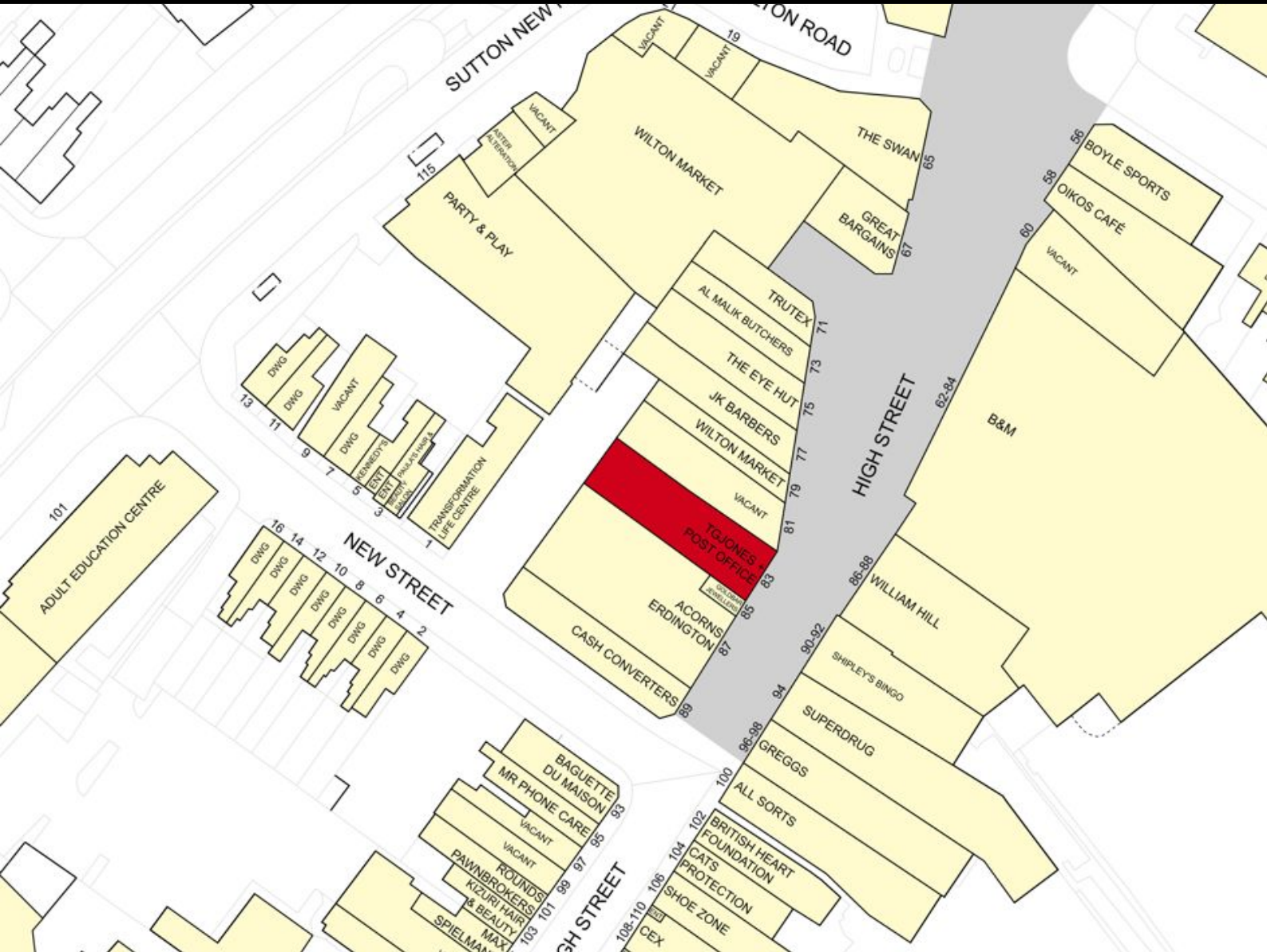
Building insurance for the year to 24 March 2026 is **£2,728 (inclusive of VAT)**.

Viewings

Strictly by appointment with the Joint Retained Agents.

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Creative Retail