

TO LET

Unit 4a, Maypole Retail Park
Alcester Road South
Birmingham
B14 5JF

- Fully fitted QSR opportunity
- Extremely prominent location
- Free parking on site
- Other nearby occupiers include; Subway, Starbucks, Sainsbury's, Aldi and NHS



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Location

The scheme is located on the south side of Birmingham between Kings Norton, Kings Heath and Shirley. The scheme occupies a highly prominent position on the Alcester Road South A435, being the main arterial route connecting Junction 3 of the M42 to Birmingham city centre.

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Description

Ground floor fitted QSR unit with kitchen, fridge/freezers, staff facilities and WCs. There scheme also benefits from 64 car spaces to the rear (free for 90 minutes).

Existing occupiers; include **Travelodge, Ladbrokes, Bargain Buys, In Health** and **Subway**.

Rent

£32,500 Per Annum Exclusive

Accommodation

Address	Sq M	Sq Ft
Ground Floor	174	1,873
Total	174	1,873

Business Rates

We are advised that the rating assessment is as follows:

Rateable Value: £15,750

Please contact the Local Authority for further information.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£2,167.16 plus VAT**.

Viewings

Strictly by appointment with the Sole Retained Agents.

0121 400 0407
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