

RETAIL UNIT TO LET

598-600 BEARWOOD ROAD

SMETHWICK B66 4BW

RENTAL: £22,500 PA

(exclusive of Rates)

Prominently situated within busy Bearwood local shopping centre

Incentives available

Close to Birmingham City Centre

May be split if smaller space required



LOCATION

The premises front Bearwood Road, lie close to the junction with Hagley Road West and are situated within the popular local shopping centre of Bearwood. Bearwood is an established suburb of Birmingham and offers convenient access to the City Centre, which lies 4 miles to the east. Nearby retailers include Costa Coffee, Greggs and Lloyds Pharmacy.

DESCRIPTION

The retail unit provides ground floor retail space which is ready for tenants' fit-out.

ACCOMMODATION

Approximate internal areas are as follows:-

Ground Floor Area	1,690 sq ft	157 sq m
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LEASE

The property is offered on a new fully repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

We understand that the property is to be re-assessed for Rating purposes. Interested parties are advised to contact the Local Rating Authority for more information.

ENERGY PERFORMANCE CERTIFICATES

The Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant.

VAT

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

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants

VIEWINGS

Strictly by prior appointment with the letting agents:-

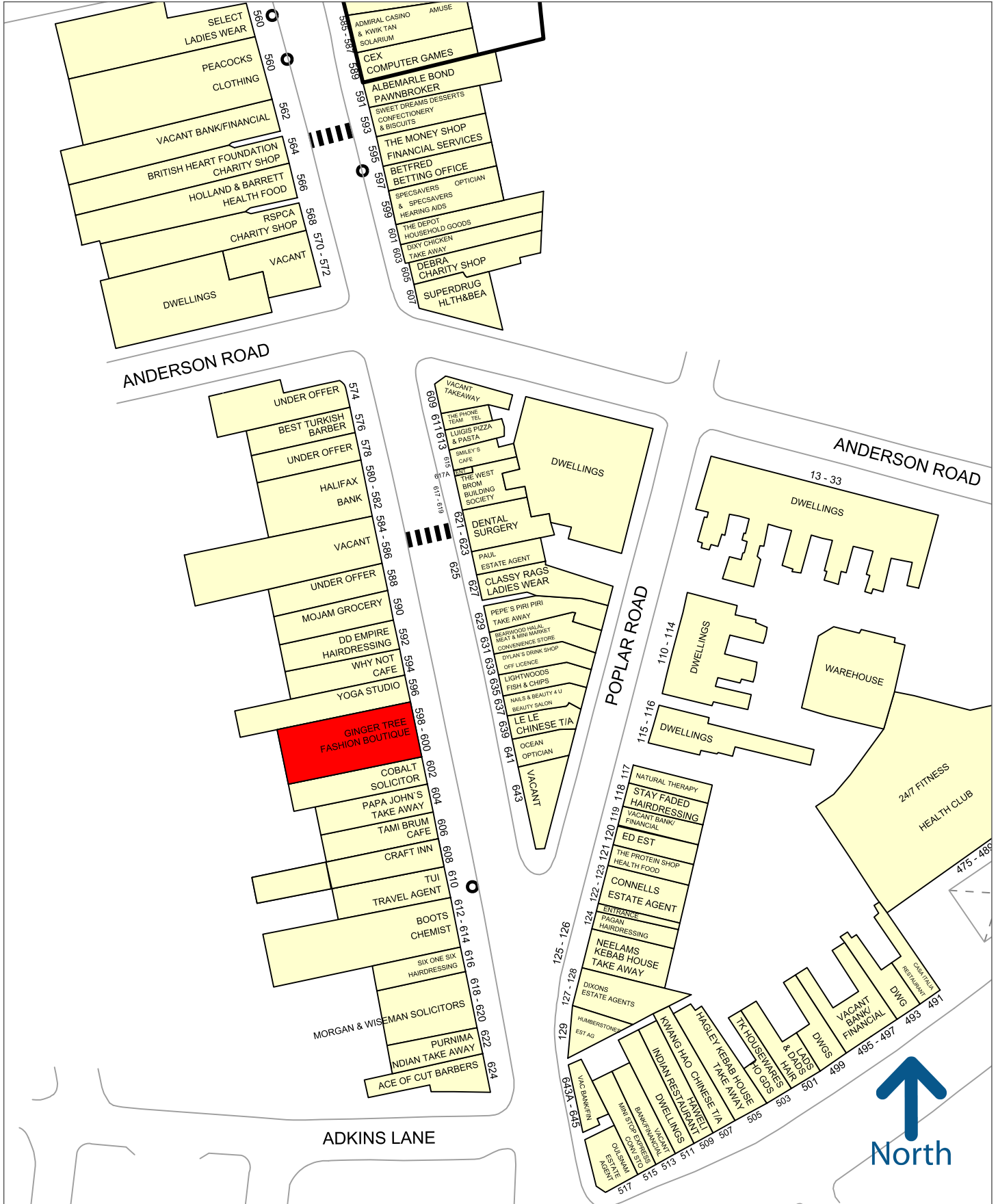
Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/lets subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



50 metres

Experian Goad Plan Created: 18/11/2020
Created By: Centrick Commercial Property



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