

7 Pound Road, Druids Heath, Birmingham, B14 5SB



TO LET (MAY SELL)

Lock-up Retail / Office premises

Net Internal Area: 1,494 ft² (138.79 m²)

Location

The property is located within Druids Heath, a busy suburban area, which is approximately 5 miles south of Birmingham City Centre. The property is located on the end of parade of shops on Pound Road close to its junction with Bells Lane.

Description

The property comprises of a single storey end-terraced retail unit with secure garage / lock-up to the rear.

The retail premises benefit from a full glazed frontage with pedestrian access, open plan retail area with WC facilities and additional ancillary space. The space benefits from emulsion coated walls, gas fired central heating and suspended ceiling with inset lighting.

The garage is accessed via a secure roller shutter door to the rear and benefits concrete flooring, three-phase power and fluorescent strip lighting.

Accommodation

NIA 1,494 ft² (138.79 M²) approximately.

Services

We understand that all mains services are connected to or adjacent to the subject property.

The agent has not tested the suitability of the connections but recommends that all parties carry out their own investigations.

Terms

The property is available on a new lease, with length to be agreed, at £9,600 per annum.

The landlord is willing to consider a sale of the freehold interest at £165,000.

VAT

We understand that VAT is not payable on any outgoing contained within the lease.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Energy Performance

Available on request from the agent.

Planning Use

We understand the property has consent under Use Class A1 (Retail) and A2 (Professional Services).

The property may be suitable for alternative uses, subject to obtaining the necessary change of use.

Rateable Value

£4,650.

We are advised that the property qualifies for small business rates exemption.

We recommend that all interested parties make their own investigations with Birmingham City Council.

Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500.

