

# TO LET



## GROUND FLOOR PREMISES - SCOPE 224 STRATFORD ROAD, SHIRLEY, B90 3AG



### LOCATION

The premises are located within the heart of Shirley being immediately adjacent to **Photo Factory**. The property is close to **Acorns, COOP Funeralcare, Timpsons, Shipways, Boots, West Brom Building Society, Kings Barbers** etc

### ACCOMMODATION

The premises comprise a ground floor property having the benefit of rear loading and two rear car parking spaces.

Approximate internal dimensions and areas are detailed below:

### GROUND FLOOR

INTERNAL WIDTH (Front)	19'0"	5.8 m
TOTAL DEPTH	60'1 0"	18.5 m
GROSS GROUND FLOOR AREA	1,150 sq ft	107 sq m

### LEASE

The property is available upon a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

**£27,500** (exclusive of rates)

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
**Rateable Value: £22,000.** Please contact the Local Authority for further information.

### BUILDING INSURANCE and SERVICE CHARGE

The Landlords re-charge 50% of the cost of insuring the whole building. The current amount re-charged to the ground floor tenants is **£282.41** per annum.

The Landlords also charge a fixed annual amount of **£1,500** towards the cost of any maintenance to the main walls, main roof, gutters etc

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 42 (Band B). A copy of the certificate is available upon request.

### LEGAL COSTS

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

### VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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