

SHOP TO LET (CAN BE SPLIT)

41-49 High Street, Kings Heath,
Birmingham, B14 7BH



LOCATION

The premises are located in the popular retailing suburb of Kings Heath approximately 5 miles south of Birmingham city centre. The premises front the busy A435 Alcester Road, which is one of the main arterial routes into Birmingham City Centre.

DESCRIPTION

The property benefits from excellent roadside frontage and nearby car parking. The unit can be split or taken as a whole, and also has first floor accommodation. Nearby occupiers **Homebase, Argos, Easy Gym, Loungers**, and numerous strong independent tenants.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor (unit 1):	386.93m²	4,165 sq ft
First Floor:	154.96m²	1,668 sq ft

(Property can be split 1,500 - 4,000 sq ft)

TENURE

The property is available to let, on a new full repairing and insuring lease, term to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (73).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£12.75	- 1,500 sq ft
£11.75	- 2,000 sq ft
£10.95	- 2,500 sq ft
£10.25	- 3,000 sq ft
£9.75	- 3,500 sq ft

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£96,500**

This unit should benefit from small business rates relief. Enquires should be made via the relevant Valuation Office Agency.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

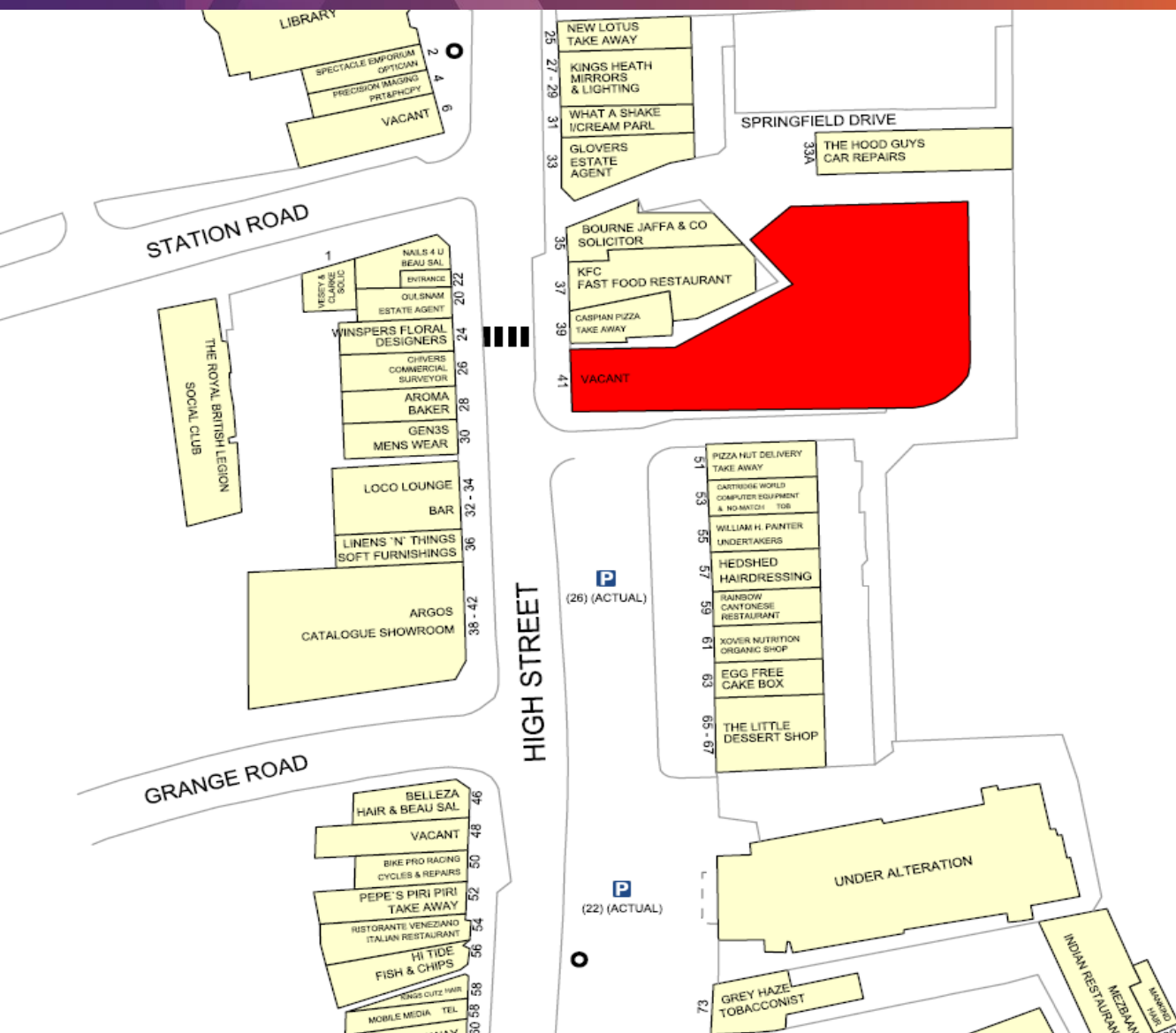
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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