

# TO LET



## Former Lloyds Bank Premises 593/595 KINGSTANDING ROAD, KINGSTANDING, B44 9TA



### LOCATION

The premises are prominently located close to the Kingstanding Circle. The property is adjacent to Iceland and close to the new Lidl Supermarket, Greggs, Betfred, West Brom Building Society, Scriven, etc.

### DESCRIPTION

The premises comprise a large two storey property formerly occupied by Lloyds Bank.

### ACCOMMODATION

Approximate areas are detailed below. The areas have been taken from the Rating Assessment and not measured by AMT Commercial:

GROUND FLOOR AREA	2595 sq ft	241 sq m
FIRST FLOOR AREA	530 sq ft	49 sq m

### LEASE

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

### RENTAL

£30,000 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: **£33,250**  
Please contact the Local Authority for further information.

### BUILDING INSURANCE

Building insurance is currently **£1521** per annum.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

### 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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor – Video will be available soon.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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