

BOND WOLFE

Prominent High Street Retail Unit To Let



20 Alcester Road South, Kings Heath, Birmingham, B14 7PU

- ◇ *Two storey retail premises in prominent high street location.*
- ◇ *Nearby occupiers include Sainsbury's and Lloyds.*
- ◇ *Total net internal area 1,475 sq. ft.*
- ◇ *Ground floor retail area - 785 sq. ft.*

DESCRIPTION

A former coffee shop comprises of a mid parade two storey property incorporating a ground floor retail unit with small yard to the rear. To the first floor there is a further seating area & office with male and female WCs.

BUSINESS RATES

We have been advised that the current rating assessment is:

Rateable value : £20,000

We recommend that interested parties should make their own enquiries with the local authority.

LEASE TERMS

The premises is available to let by way of a new FRI lease on flexible terms. The quoting rent is £27,500 pax.

SERVICE CHARGE

All mains services are installed and the tenants will be responsible for a Service Charge and buildings insurance contribution towards the cost of services provided by the landlord.

VAT

VAT is applicable on both rent and service charge .

LOCATION

The property occupies a prominent mid-parade position along the main A435 Alcester Road South close to other occupiers including Lloyds Pharmacy, Lloyds TSB, and Sainsbury's. The property is located in the heart of the busy Kings Heath shopping district, being South Birmingham's major shopping areas containing many chain retailers. The property lies approximately two miles south of Birmingham City Centre.

ACCOMMODATION

To the ground floor there is a retail/sales area which extends to approximately 785 sq. ft.

From the rear of the ground floor sales area stairs lead up to the first floor which comprises of office/storage area (approximately 690 sq. ft) with access to male and female W.C's.

MONEY LAUNDERING

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

EPC

Available upon request.



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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