



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL OFFICE PREMISES TO LET

43 ALCESTER ROAD SOUTH, KINGS HEATH, BIRMINGHAM B14 7JQ

SUITABLE FOR RESTAURANT SUBJECT TO PLANNING

Location

Kings Heath is a very busy suburb situated some 3 miles to the south of Birmingham City Centre, and it has long been recognized as one of the strongest Birmingham suburban retail centres.

The property fronts Alcester Road South opposite a large Sainsbury's Supermarket and in the same parade as Boots, Ladbrokes and William Hill.

Description

The premises comprise a single storey building of brick construction providing retail/office accommodation on the ground floor.

Accommodation

Gross Frontage	21' 9"	6.63 m
Internal Width	21' 0"	6.4 m
Shop Depth	70' 10"	21.59 m
Built Depth	82' 3"	25.08 m
Ground Floor Sales	1,430 sq ft	132.85 sq m
Kitchen	108 sq ft	10.03 sq m

The property has the benefit of rear access.

Commencing Rental

Available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £30,000 per year.

Rating Assessment

Rateable Value	£28,500
Rate in £ (2019/2020)	49.1p
Rates Payable	£13,993.50

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable. This property is subject to transitional rates relieve for the current year.

Planning

The property currently has A2 Planning permission (office and financial services) and can also be used for A1 retail.

EPC Rating

A full EPC available upon request.

Legal Costs

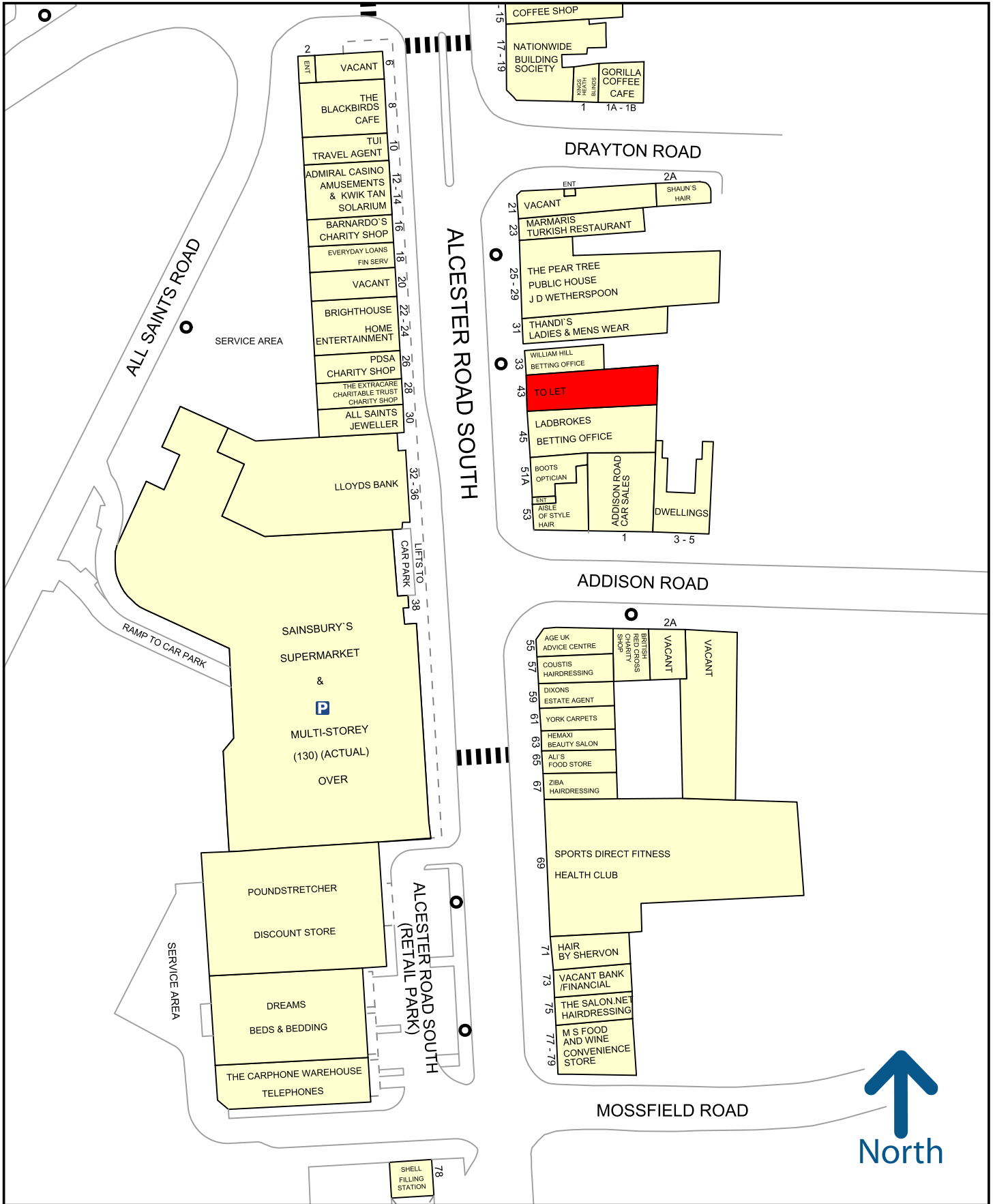
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing:

Strictly by appointment with the sole retained agent:-

David Thompson
DD: 0121 212 7803
E: davidt@rhretail.co.uk

Date prepared: April 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 29/04/2019
Created By: RHT

