

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

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





PROPERTY CONSULTANTS COFFEE SHOP 0 HIIIIIII NATIONWIDE BUILDING SOCIETY VACANT THE BLACKBIRDS CAFE DRAYTON ROAD TRAVEL AGENT ADMIRAL CASINO AMUSEMENTS & KWIK TAN SOLARIUM VACANT MARMARIS TURKISH RESTAURANT BARNARDO'S CHARITY SHOP ALCESTER ROAD SOUTH EVERYDAY LOANS 0 THE PEAR TREE VACANT PUBLIC HOUSE J D WETHERSPOON BRIGHTHOUSE THANDI'S LADIES & MENS WEAR HOME ENTERTAINMENT SERVICE AREA PDSA CHARITY SHOP ALL SAINTS JEWELLER LADBROKES BETTING OFFICE ADDISON ROAL CAR SALES LLOYDS BANK ADDISON ROAD RAMP TO CAR PARK SAINSBURY'S VACANT SUPERMARKET P YORK CARPETS MULTI-STOREY HEMAXI BEAUTY SALON (130) (ACTUAL) OVER ZIBA HAIRDRESSING SPORTS DIRECT FITNESS HEALTH CLUB ALCESTER ROAD SO (RETAIL PARK) POUNDSTRETCHER DISCOUNT STORE SERVICE AREA HAIR BY SHERVON VACANT BANK /FINANCIAL THE SALON.NE DREAMS BEDS & BEDDING M S FOOD AND WINE CONVENIENCE THE CARPHONE WAREHOUSE TELEPHONES MOSSFIELD ROAD SHELL FILLING STATION



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

