



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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SHOP UNIT TO LET

**733 BRISTOL ROAD SOUTH
NORTHFIELD, BIRMINGHAM
B31 2NG**

PROMINENT RETAIL/A2 UNIT

Location

The property occupies a prominent position fronting Bristol Road South within Northfield town centre adjacent to Betfred. Retailers within the immediate vicinity include **Boots, Heron, EE** and **McDonalds**.

The property is located close to the Northfield Shopping Centre.

Description

The property comprises a single storey shop unit together with a rear yard, providing full servicing from the rear.

Accommodation

Internal Width	5.26 m	17' 3"
Widening to	5.97 m	19' 7"
Shop Depth	10.75 m	35' 3"
Ground Floor Sales	60.31 sq m	649 sq ft

Rear buffer area with toilet etc. and rear yard.

Tenure

Available by way of a new effectively full repairing and insuring lease for a term of 5 years

Rental

£12,500 per annum

VAT

VAT will be payable on the rent.

Rateable Value

Rateable Value £9,433

Under current legislation shops with a Rateable Value below £12,000 attract no Business Rates.

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 and whether any transactional relief applies.

Planning

The premises have the benefit of Class A2 (Financial & Professional Services) Planning Permission. The property can also be used for retail purposes.

EPC

The EPC rating is D.

Legal Costs

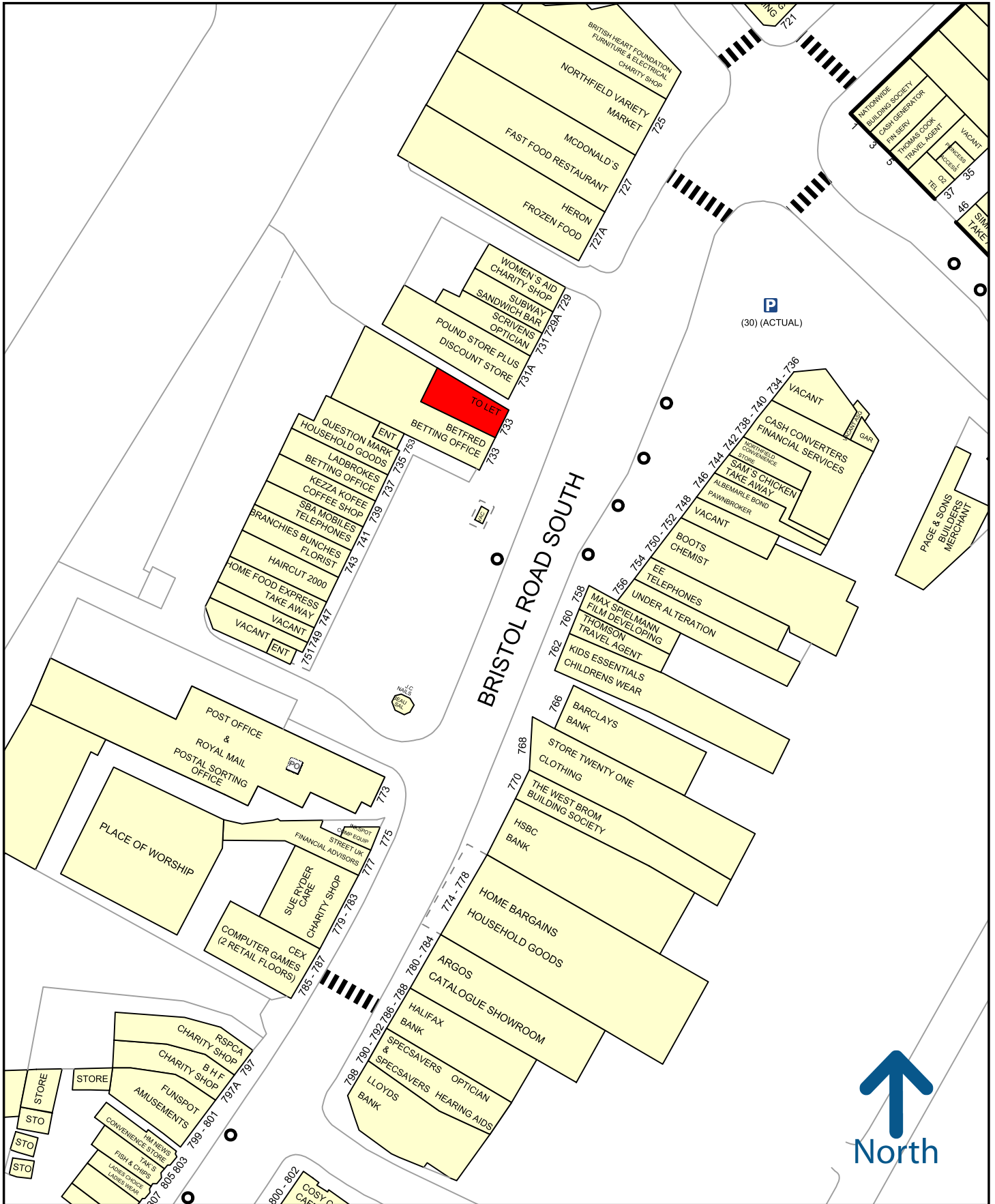
Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole Agents.

David Thompson
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Date prepared: January 2020 transactions are stated exclusive of VAT. Subject to Contract.



Experian Goad Plan Created: 17/01/2020
Created By: RHT

