



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

**760 BRISTOL ROAD SOUTH
NORTHFIELD
BIRMINGHAM
B31 2NN**

Location

The property is situated in Northfield, which is Birmingham's largest suburban district Shopping Centre. Birmingham City Centre is approximately 5 miles north east of the property with access to the national motorway network and Junction 4 of the M5 Motorway, circa 5 miles to the south west.

The subject premises are situated within a popular High Street location on the better side of the road, adjacent to Max Spielman and Kids Essentials. The property is close to Northfield Shopping Centre. Other retailers of note within this stretch **include HSBC, Home Bargains, Halifax, Specsavers, and Cash Converters.**

Description

The property comprises a shop on ground and first floor with the following dimensions and areas:-

Accommodation

| | | |
|------------------------------|----------|----------|
| Internal Width | 4.26 sqm | 14 sqft |
| Ground Floor Potential Sales | 44.6 sqm | 480 sqft |
| Ground Floor Kitchen | 5.1 sqm | 55 sqft |
| First Floor Storage plus WC | 31.4 sqm | 338 sqft |

Tenure

The property is to be made available by way of a new lease for a term of years to be agreed on effective full repairing and insuring terms, at a commencing rental of £20,000 pax.

Rating Assessment

Rateable Value - £16,000

Due to Covid-19 – No rates are payable on this property until its review on the 1st April 2021.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging Authority to confirm.

EPC Rating

Available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs.

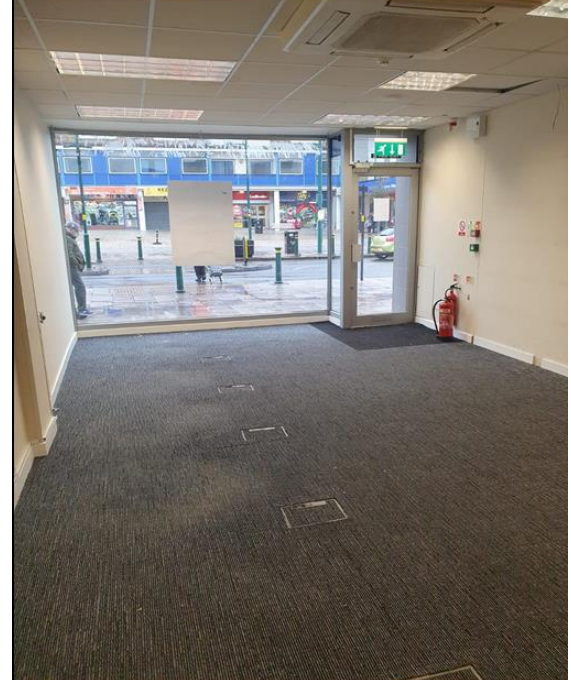
Viewing

The property is available for viewing via the joint agents:

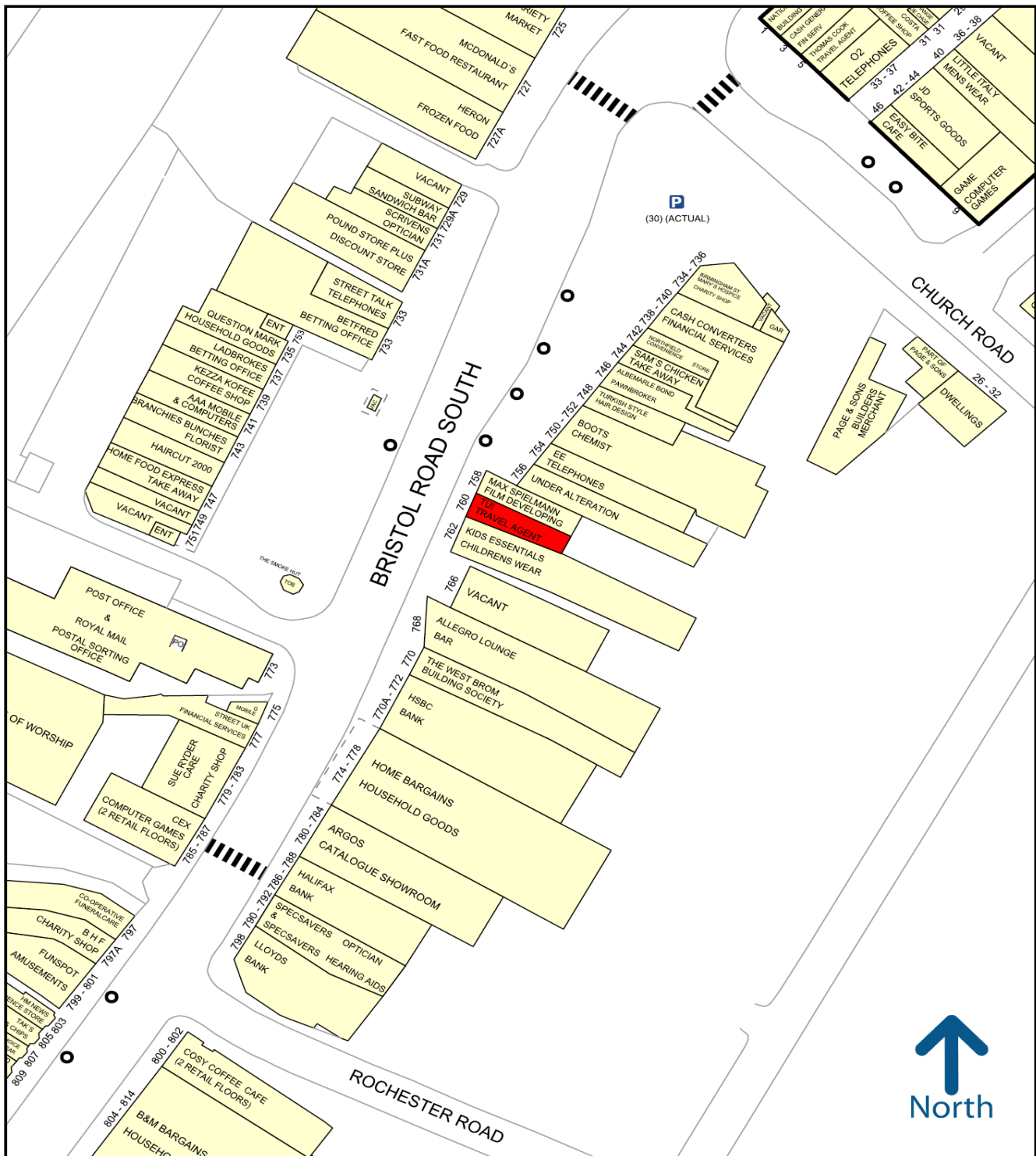
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Date prepared: January 2021. Transactions are stated exclusive of VAT,
Subject to Contract



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