



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## PROMINENT SHOP FOR SALE OR TO LET

**153 WEOLEY CASTLE ROAD,  
BIRMINGHAM B29 5QH**

**FORMER A2 USER NOW CLASS E**

### Location

The premises occupy a prominent location on Castle Square in the heart of Weoley Castle close to **Lloyds Pharmacy, Scrivens, Cashino and William Hill.** Other occupiers close by include **Heron Foods, Greggs, Card Factory, Belfred, and Savers.**

### Description

The premises are arranged on ground floor only with full frontage to Castle Square. The accommodation comprises the following approximate dimensions and floor areas.

### Accommodation

<b>Internal width</b>	<b>28 ft 11 ins</b>	<b>8.801 m</b>
<b>Built depth</b>	<b>66 ft 10 ins</b>	<b>20.374 m</b>
<b>Ground Floor Sales</b>	<b>1,688 sq ft</b>	<b>156.83 sq m</b>

There is a small raised rear garden area and pedestrian access to the side of the property.

The property has existing Class E planning consent. Other uses may be permissible subject to planning approval.

### Lease

The premises are offered Freehold with full vacant possession. Alternatively the premises may be available on a new full repairing and insuring lease for a term to be agreed subject if appropriate to upward only rent review.

### Price

£200,000.

### Rent

£20,000 per annum exclusive.

### Rating Assessment

The property has a current Rateable Value of £18,000. Rate in £ (2022/23) 49.9p.

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 transitional relief applies.

### Energy Performance Certificate

An EPC is available upon request.

### Legal Costs

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

### Viewing

Strictly by appointment with the sole agent:  
Malcolm Robertson  
Email: [malcolmr@rhtretail.co.uk](mailto:malcolmr@rhtretail.co.uk)  
Tel: 07831 473648

Date prepared: Sept 2022. Transactions are stated exclusive of VAT,  
Subject to Contract