www.siddalljones.com



Unit 3, 58 Alcester Road, Kings Heath, Birmingham, B14 7PT



TO LET

Trade Counter / Retail Premises with Forecourt Parking Net Internal Area: 2,570 ft2 (238.77 m2)

info@siddalljones.com

T: 0121 638 0500



Location

The premises are prominently located along Alcester Road, within the popular suburb of Kings Heath, some 5 miles south of Birmingham city centre.

Nearby occupiers include Sainsbury's and Sports Direct Fitness.

Description

The property comprises of an end-terraced, retail warehouse / trade counter premises of portal frame construction with part brick elevations and profile clad roof over.

The space provides open span retail space benefiting from excellent working height, ancillary storage, kitchen and WC facilities to the rear.

The property benefits from rear staff car parking, loading and customer parking to the fore.

Accommodation

NIA 2,570 ft2 (238.77 M2) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £37,500 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which is payable.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Service Charge

A small service charge is levied towards the upkeep, maintenance and management of the car parking and building insurance.





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Energy Performance

B - Report available upon request.

Services

Mains water, electric and drainage are connected to the property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Rateable Value

RV £35,750

Planning Permission

We understand the unit benefits from use class E (Retail).

The property may be suitable for alternative uses, subject to the correct planning permission being implemented.

Anti Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy Anti-Money Laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.