

46 Cape Hill, Smethwick, Birmingham, B66 4PB



TO LET

Newly refurbished lock-up retail unit

Net Internal Area: 1,195 ft² (111 m²)

Location

The unit is located fronting Cape Hill (A4092), lying close to it's junction with Waterloo Road and Shireland Road.

Cape Hill is a busy high street shopping location, housing a number of local retailers and food outlets along with numerous transport links. It is situated a short walk from the popular Windmill Shopping Centre, with operators including ASDA, JD Sports and Costa Coffee, amongst others.

Cape Hill links to the A457 which in-turn provides arterial access to Birmingham's middle ring road, and the national motorway network, accessed at J1 of the M5.

Description

The premises comprises a ground floor lock-up retail unit, newly refurbished to white-box condition. The unit fronts the busy Cape Hill and benefits from glazed frontage and external roller shutter.

Internally, the property is to be provided in refurbished condition, ready for tenant fit-out. All walls and ceilings are to be boarded in an open plan retail area, with WC and basin. The unit will also be fire rated, with emergency lighting.

Tenants will have use of a service area to the rear of the unit.

Accommodation

Total (NIA) 1,195 ft² (111 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £27,500 per annum exclusive.

Business Rates

Not yet assessed - We understand that the property will qualify for exemption under Small Business Rates Relief, subject to tenants' eligibility, however, recommend interested parties to make their own enquiries.

VAT

All figures' quotes are exclusive of VAT which we understand is not payable.

Planning Use

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available for occupation from September 2024.

Viewings

Strictly via the sole letting agent Siddall Jones on:
0121 638 0500