

TO LET

UNIT 8 BURTONS WAY

NORTH ARRAN WAY VILLAGE CENTRE, BIRMINGHAM, B36 0UG



LOCK UP SHOP

479.32 sq ft (144.53 sq m) (Approx. Total Gross Internal Area)

- £10,000 per annum exclusive
- Immediately available

LOCATION

The property fronts Burton Park Road. Burtons Way, which is accessible from the A452 Birmingham Road/Collector Road that provides access to the surrounding area and motorway network at either Junction 5 of the M6 to the north and Junction 6 of the M42 to the south.

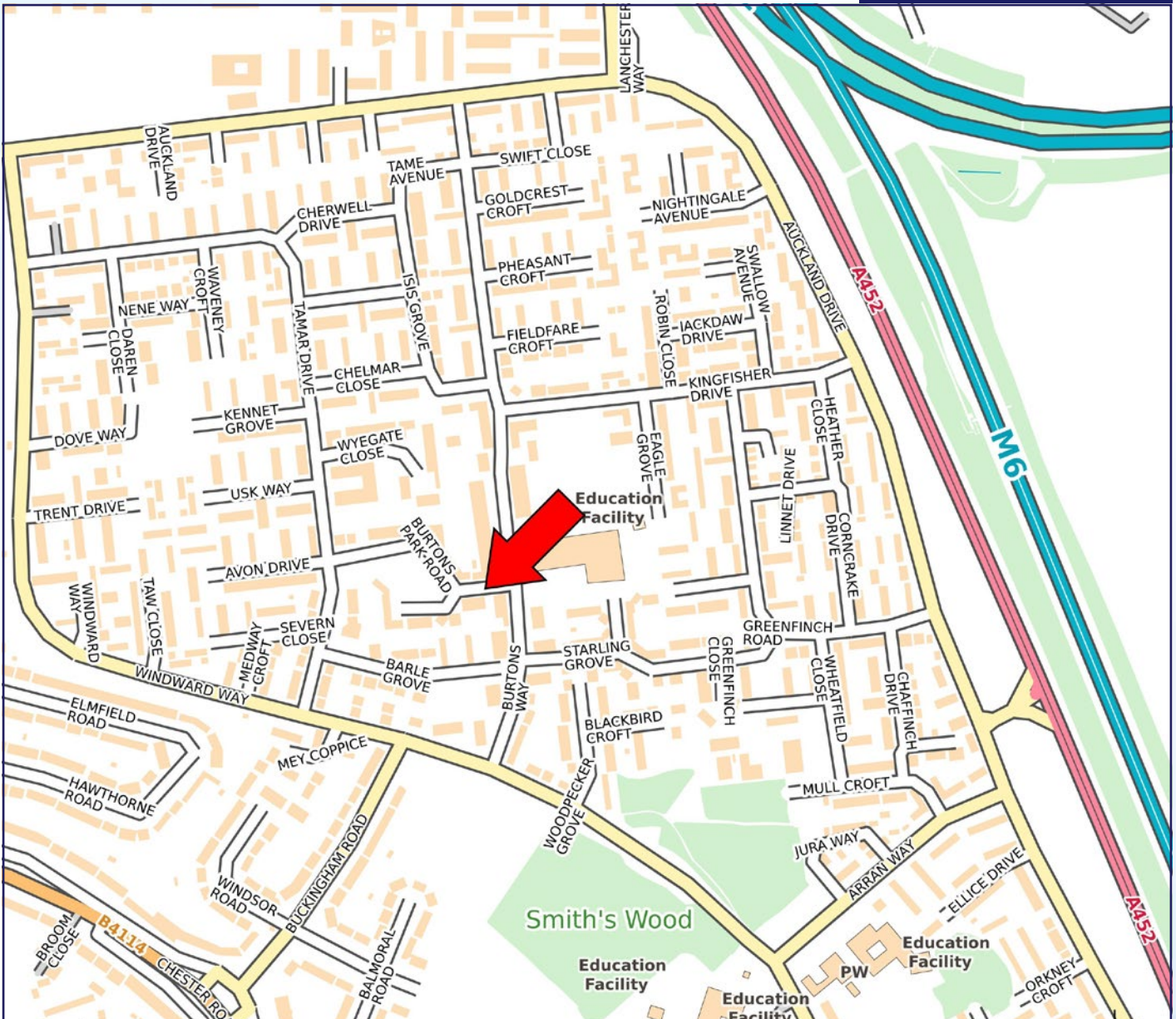
Other occupiers in the development include, Spar, Post Office, Pizza 369, Greggs and Heron Food.

DESCRIPTION

The property is a lock up shop with powder coated aluminium shop front and electrically powered roller shutters.

The property has rear access for loading and parking.

POSTCODE: B36 0UG



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	144.53	479.32

RENTAL

The units if available on the basis of an annual rental of £ 10,000 per annum exclusive being payable quarterly in advance.

RATES

We believe the property has a rateable value of £9,100 RV. The exact amount of rates payable should be checked with the local authority.

The property should be liable for small business rates relief, depending on your circumstances.

SERVICE CHARGE

The tenant will be liable for a percentage of the costs of maintaining the site. The current years costs are in the region of £4,650 exclusive.

PLANNING

We believe that the property has E class planning consent. You should check this is suitable for your intended use.

EPC

The property has an EPC rating of D 92.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA001 Date: 05/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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