

Shop To Let

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



2-4, Wafford Road, Cotteridge B30 1JA

- 100% prime trading location
- Highly prominent roadside location in the popular Cotteridge Shopping Centre
- Close to Greggs, Subway, Heron Frozen Foods, Poundstretcher, Co Op Supermarket, Dominos Pizza, and a wide range of Independent Businesses
- On street car parking close by
- Double-Fronted Retail Unit of c.1,045 sq ft (97 sqm) + Rear Ancillary

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

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Location

The property occupies a 100% prime trading location in the popular and busy Birmingham Suburb of Cotteridge.

It is highly visible being situated on the very busy Watford Road (A4040) adjacent to a roundabout with Pershore Road (A441).

The Centre offers a good range of local shopping with occupiers including Greggs, Subway, Heron Frozen Foods, Poundstretcher, Dominos Pizza, Co-Op Supermarket and a wide range of local businesses.

Description

The property comprises of a double-fronted ground floor retail unit.

Behind the sales area there is a W.C, small store room, and a further larger store room at the rear.

See plan over.

Accommodation

The property comprises of the following approximate areas and dimensions*:-

Internal Width	28'4"	(8.63m)
Shop Depth	38'2"	(11.64m)
Ground Floor Sales	1,045 sq ft	(97.06 sq m)
Store 1	73 sq ft	(6.8 sq m)
Store 2	277 sq ft	(25.7 sqm)
WC		

*Measurements taken to inside of wall panels.

Energy Performance Certificate (EPC)

The property has a rating of 84 (Band D).

Lease

The property is available by way of a new effectively full repairing lease upon terms to be agreed.

Rent

£25,000 per annum exclusive.

VAT

It is understood that VAT is currently not charged on the rent and other outgoings.

Rating Assessment*

Rateable Value (from 1/4/23): £24,250

**This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/23 to 31/3/25, the standard multiplier is 51.2p, and small business multiplier is 49.9p.*

In addition, if eligible, retail, hospitality and leisure premises may receive additional reductions off their rates bill on top of other relief (up to a total value of £110,000 per business) as follows:-

- 75% off your business rates bills for the 2024 to 2025 tax year (1 April 2024 to 31 March 2025)

This information should be verified by the new occupier. Further details available online at www.gov.uk.

Video Tour

Click [here](#) for an External You Tube Video Tour Link

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract April 24 (revised)

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

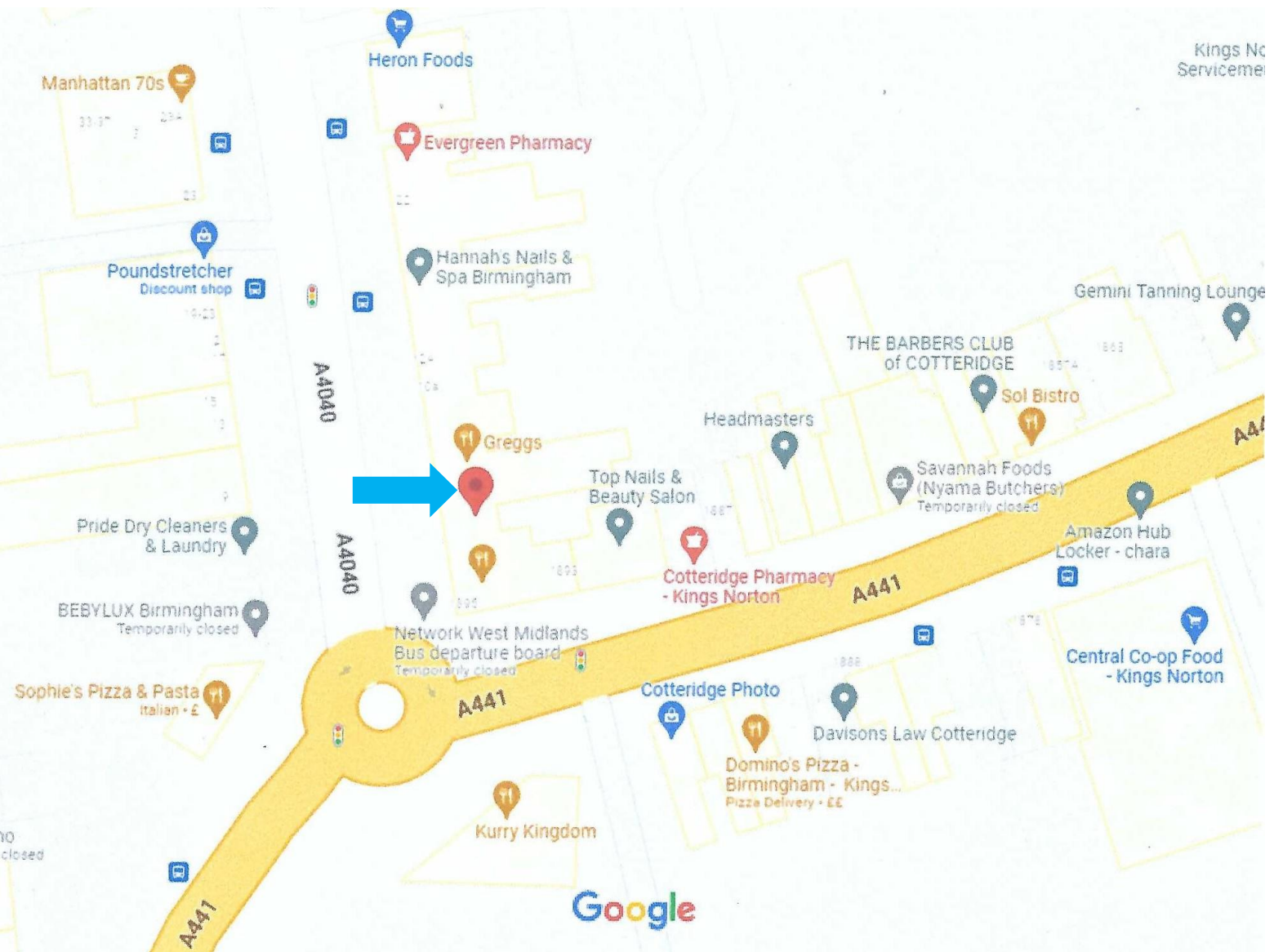


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