

Cottons

CHARTERED SURVEYORS

TO LET - GROUND-FLOOR
SHOP/BUSINESS PREMISES

622 Bristol Road South, Northfield,
Birmingham. B31 2JR

Rent £9,500, per annum, exclusive



- Main road frontage to Bristol Road South (A38)
- Qualifying occupiers benefit from small business rates relief
- EPC Rating B
- New Lease - terms by negotiation
- Versatile Class E Use
- Close to Northfield Centre and Grovenor Shopping Centre

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

Tel: 0121 247 2233 Email: auctions@cottons.co.uk

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To Let - Economical Town Centre Shop or Business Premises, fronting Bristol Road South (A38), on the fringe of Northfield Town Centre. The premises benefit from versatile Class E Use and are self-contained, offering retail, office, storage, kitchen and toilet accommodation. The residential accommodation above is not included.

Location

The premises are located in Northfield on the fringe of the Town Centre and not far from the Grosvenor Shopping Centre. The premises are very visible, fronting the busy A38 trunk road and benefit from limited on-street car parking in front of the shop. Adjacent or nearby traders include a newsagents, beauticians, hot foot takeaway, computer repair shop, tattoo parlour, launderette and hardware shop.

Description

The premises comprise a self-contained ground-floor lock-up shop, forming part of a three-storey building. The maisonette above the shop is not included and is separately let.

Accommodation

Retail Area 498 sq ft. (46.3 sq m.) Store/office 109 sq ft. (10.1 sq m.)
 Store 15 sq ft. (1.4 sq m.) Toilet with WC and wash basin
 Net Internal Area 622 sq ft. (57.8 sq m.)

Lease

The premises are offered To Let by way of a new effective Tenant's Full Repairing and Insuring Lease, for a term of 3-years certain, from completion.

Rent

£9,500 (Nine Thousand, Five Hundred Pounds) per annum, exclusive, payable quarterly in advance, and exclusive of VAT, where appropriate.

Rating Assessment

We have made informal enquiries of the Valuation Office Agency, and understand the premises have a Rateable Value of £7,800, in the 2023 Rating List. By virtue of the premises low rateable value, qualifying occupiers will benefit from small business rates relief. Interested parties are advised to establish their individual liability for Business Rates, by reference to the charging authority, Birmingham City Council.

Energy Performance Certificate (EPC)

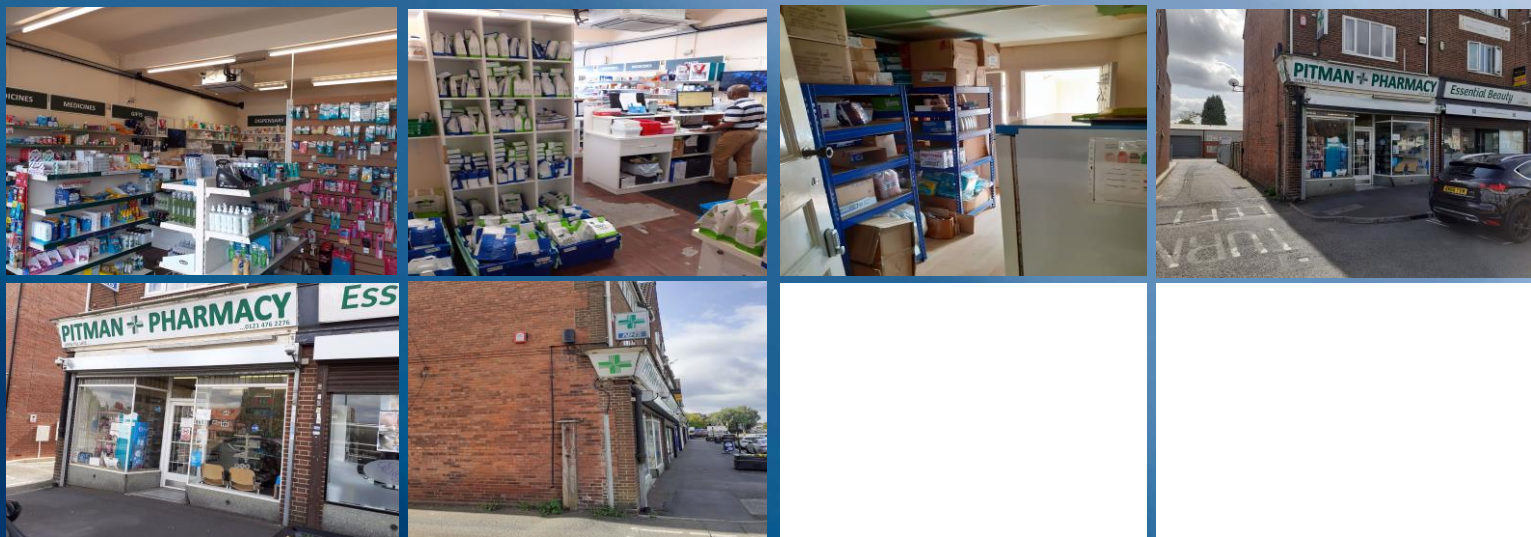
Please see the Energy Performance Certificate attached these particulars, rating

Legal Costs

Each party shall bear their own Legal Costs incurred in connection with the preparation and completion of the new lease.

Viewings

Strictly by prior appointment with the Sole Letting Agents, Cottons Chartered Surveyors, Telephone: 0121 247 2030, email: ssutton@cottons.co.uk, astarkey@cottons.co.uk.



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