

Cottons

CHARTERED SURVEYORS

TO LET – Shop Premises
149 Castle Road West, Oldbury,
B68 0EL

£6,250 per annum, exclusive



- Ground Floor Lock Up Shop (Residential accommodation above excluded)
- Forms Part of a Well Established Local Parade with Mix of Traders and Service Providers
- Versatile Class E Use
- Sales Area: 415 sqft (38.6 sqm)
- No VAT on rent
- EPC Rating: TC66

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
Tel: 0121 247 2233 Email: auctions@cottons.co.uk
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TO LET Economic commercial premises, forming part of a well established neighbourhood parade with a good level of occupancy and a diverse range of occupiers. The flat above the shop is excluded and is separately let.

LOCATION

The property is located in an established residential area, approximately 4 miles West of Birmingham City Centre. The shop forms part of a well established neighbourhood parade, with a diverse range of retailers and service providers including a Beautician, Fish Bar, Butchers, Snack Shop, Hairdressers, Café and Blinds Shop. There is a One Stop Convenience Store located opposite the subject premises.

ACCOMMODATION

The premises comprises of a ground floor shop, offering the following accommodation, Sales Area: 23.8sqm (256sq ft) Rear Sales Area/Store/Ancillary: 14.8sq m (195sq ft).

OUTSIDE

Toilet with WC.

LEASE

The premises are offered TO LET, buy way of a new tenants Full Repairing and Insuring Lease for a term of 3 years from completion.

RENT

£6250 (Six Thousand, Two Hundred and Fifty Pounds) per annum exclusive, payable quarterly in advance.

VAT

The VAT exemption for the property has not been waived and so, the rent will not attract VAT.

RATING ASSESSMENT

We have made enquiries with the Valuation Office Agency and understand the premises have a Rateable Value of £3300 (Interested parties are advised to establish their individual liability for Business Rates for Reference by the Charging Authority). By virtue low rateable value, it is likely that qualifying occupiers will benefit from Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

Please see the Energy Performance Certificate attached to these particulars.

EPC Rating: C-66

LEGAL COSTS

Each Party to Bear their own Legal Costs incurred with the preparation of completion of the New Lease.

VIEWINGS

Strictly by the Sole Letting Agents: Cottons Chartered Surveyors
Telephone: 0121 247 2030 - Mr Stephen Sutton email: ssutton@cottons.co.uk, Amanda Starkey email: astarkey@cottons.co.uk



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