

# TO LET



## LARGE RETAIL UNIT

### 363 & 363C HAGLEY ROAD, EDGBASTON, B17 8DL



#### LOCATION

The premises are prominently located on the main A456 Hagley Road, which is one of the main arterial roads into Birmingham City Centre. The property forms part of a well-established retail parade approximately 2 miles West of Five Ways. The premises are opposite **Tesco Express**, and close to **Manor Vets, Cottons**, etc.

#### DESCRIPTION

The premises comprise a ground floor shop with basement and first floor, together with the benefit of rear access.

#### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

##### GROUND FLOOR

INTERNAL WIDTH	36'3"	11.0 m
SHOP DEPTH (MAX)	60'6"	18.4 m
GROSS GROUND FLOOR AREA	1820 sq ft	169 sq m

##### FIRST FLOOR

OFFICE/STORAGE	420 sq ft	39 sq m
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##### BASEMENT

STORAGE	590 sq ft	55 sq m
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#### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

#### RENTAL

**£28,500 pa (exclusive of rates).**

#### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£32,500**

Please contact the Local Authority for further information.

#### ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 50 (Band B). A copy of the certificate is available upon request.

#### INSURANCE

Building insurance for the current year to is **£498 + VAT**

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

#### VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

#### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video – <https://youtu.be/nobnrDZXqTA>

First Floor Video - <https://youtu.be/1WtFibgeqZU>

Basement Video - <https://youtu.be/MrfVib1ve28>

#### VIEWING

By arrangement with AMT Commercial on 01527 821 111

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