

FOR SALE OR TO LET



FORMER DISTRICT MARKET PLACE 25/29 ALCESTER ROAD SOUTH, KINGS HEATH, B14 7JQ



LOCATION

The premises are situated within the heart of the popular Birmingham suburb of Kings Heath. The property is close to the junction with Drayton Road and occupiers including **Sainsburys, Coffee#1, Halifax, Boots Opticians, Lloyds Bank** etc.

ACCOMMODATION

This large property was previously occupied by Wetherspoons and latterly by District Market Place. The property is suitable for many uses including bar, restaurant, retail etc -subject to any planning and licence requirements.

The premises have good loading facilities at the side, together with limited car parking, approached via Drayton Road.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

| | | |
|--|-------------------|-----------------|
| INTERNAL WIDTH (FRONT) | 48' 6" | 14.8 m |
| TOTAL DEPTH | 125' 0" | 38 m |
| GROSS GROUND FLOOR AREA (approx.) | 6000 sq ft | 557 sq m |

| | | |
|---------------------------|------------|----------|
| FIRST FLOOR (Net) | 3777 sq ft | 351 sq m |
| SECOND FLOOR (Net) | 1582 sq ft | 147 sq m |

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

£90,000 pa (exclusive of rates).

FREEHOLD

The owners will consider offers in excess of **£1.3m** for the Freehold Interest

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £95,000. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 48 (Band B). A copy of the certificate is available upon request.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in this transaction. We understand that VAT is not payable on the rental/purchase price, however, interested parties are advised to make their own enquiries.

VIEWINGS

By arrangement with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.