

# SHOP TO LET

244 Hawthorn Road, Kingstanding  
B44 8PP

**\*SUBJECT TO VACANT POSSESSION\***



## LOCATION

The property occupies a prominent trading position on the at crossroad of Hawthorn Road and Kingstanding Road, which is one of the main arterial routes in to Birmingham City Centre from North Birmingham. Other occupiers of note in the immediate vicinity include; **Tesco, Heron Frozen Foods, Greggs, Co-op Funeral Care, Scrivens Opticians, TSB and Barclays Bank**. The subject premises are situated adjacent to **Betfred** and the **Golden Coin amusement arcade**.

There is a surface car park directly opposite which is easily accessible via the pedestrian crossing.

## DESCRIPTION

The property comprises ground floor lock-up retail unit with staff facilities and w.c. to the rear. There is a rear service yard for servicing and deliveries. Parking staff can be made available subject to negotiation.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

**Net Internal Area: 102.75m<sup>2</sup> 1,106 sq ft**

## TENURE

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed upon.

## EPC

Energy Performance Asset Rating of the premises currently falls within category E (104).

A copy of the Energy Performance Certificate can be made available upon request.

## RENT

**£16,500** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

The service charge is currently running at £0.38 per square foot.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

## RATEABLE VALUE

**£12,500**

We suggest that all interested parties should verify the above.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

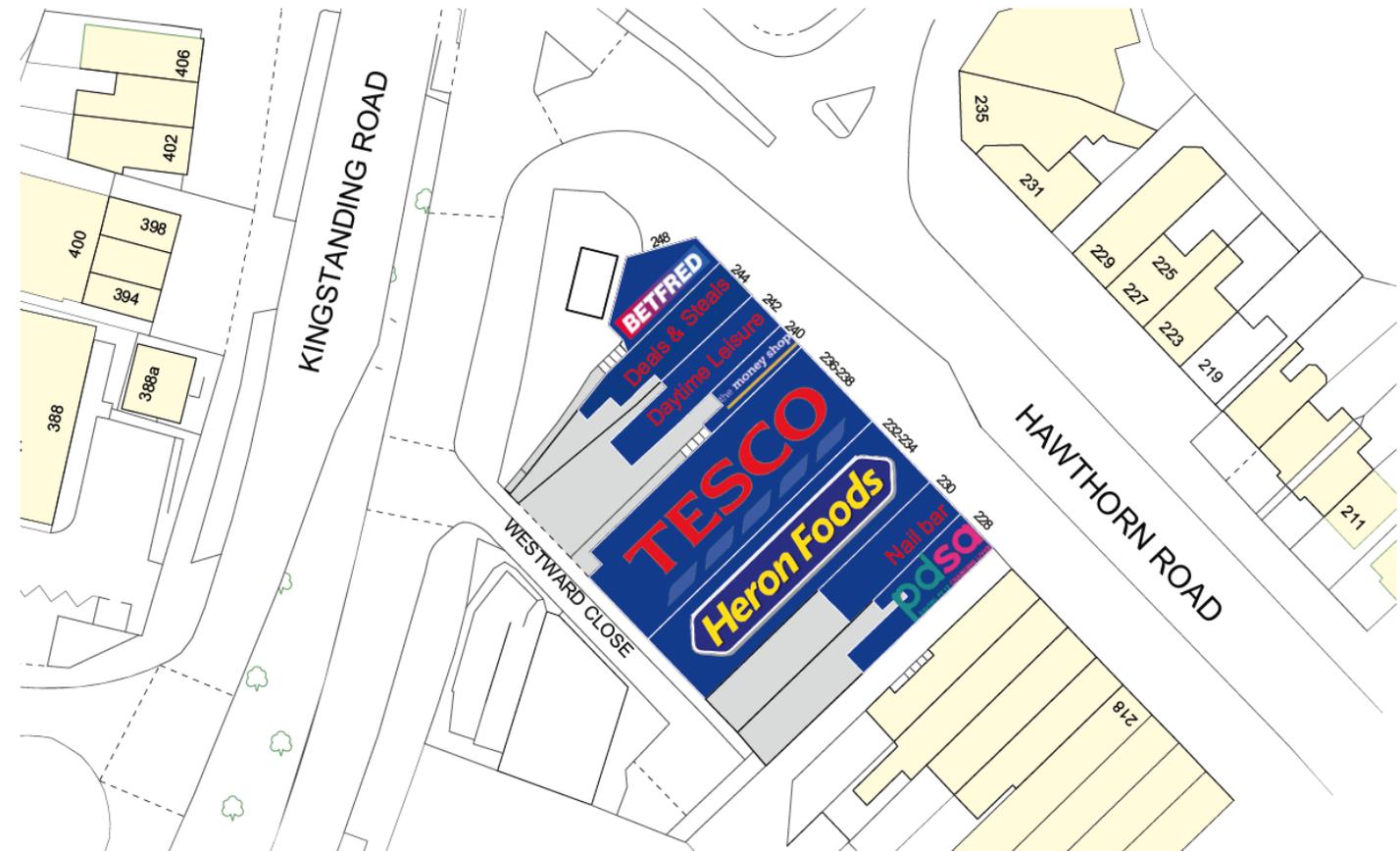
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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Kingstanding  
Hawthorn Road



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