



**TO LET**

## Prominent Double-Fronted Retail Unit

**6 - 8 Alcester Road South , Kings Heath, Birmingham B14 7PU**

**Bond Wolfe**  
**bw**  
Est. 1983

# Property Highlights

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Located in popular South Birmingham suburb.

Prominent main road location with high footfall.

Double fronted unit extending to 1,872 sq. ft.  
( 173.97 sq m).

Former café/restaurant suitable for a variety of  
uses subject to consent).

Car parking to the rear.

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**Flexible lease terms ( subject to vacant  
possession) – quoting rent £40,000 plus  
VAT per annum.**



# Location

The property occupies a very prominent position on Alcester Road South near the junction with Vicarage Road, within the prime retail pitch close to Asda supermarket. Major multiple retailers within the immediate vicinity include, Boots, WH Smith, Superdrug, Argos and Poundland. It is also situated close to one of Kings Heath's main car parks in Institute Road.

Kings Heath is a popular residential suburb of Birmingham located approximately 4 miles (6km) south of the City Centre, 25 miles (40km) north of Worcester and 20 miles (32km) west of Coventry. The town lies within 5 miles (8km) from Junction 3 of the M42, which in turn links to the M40 (J3A), the M5 (J4A) and the M6 (J7A).

# Description

A prominent double retail unit extending to 1,872 sq. ft. ( 173.97 sq m) over ground and first floors. The ground floor comprises an open plan double fronted unit with ancillary accommodation to the first floor. The property previously traded as a café/restaurant.

# Accommodation

Demise	Sq m	Sq. ft.
Ground Floor	133.73	1439
First Floor	40.24	433
<b>Total</b>	<b>173.97</b>	<b>1872</b>



## External

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There are two allocated car parking spaces to the rear.

## Lease Terms

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The property is available on flexible lease terms, subject to vacant possession, for a term to be agreed. The quoting rent is £40,000 plus VAT.

## VAT

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Vat is applicable on rent and service charge

## Service Charge

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A variable proportionate service charge is payable towards the management of the common areas.

## Business Rates

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The current rateable value is £35,500. This It is not what you pay in business rates. The local council uses the rateable value to calculate the business rates bill.

## Legal Costs

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

## Anti-Money Laundering

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In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## EPC

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Available on request.



## For Further Information & Viewings

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