

Commercial Lettings



274, High Street, Smethwick, B66 3NL

£15,000 Per Annum

- Ground floor lock-up shop
- Prominent trading position
- Suitable for a number of business uses (most recently used as an Estate Agent)

All Buildings Great & Small



RICS
Regulated by RICS

arlanaea
propertymark



intertek
ISO 9001:2015



CoStar



LoopNet™



An opportunity to lease a ground floor lock-up shop in a prominent High Street trading position close to Smethwick town centre. EPC = C (57)

ACCOMMODATION

RETAIL SALES AREA: 4.26m max. (4.20m min.) x 9.61m overall

Incorporating:

OFFICE: 2.19m x 2.63m

LEFT HAND CORRIDOR

Leading to:

STORAGE LOBBY: 1.84m x 2.41m

SMALLER LOBBY:

With "Heatline" central heating boiler

WASHROOM: 1.78m x 1.78m

KITCHEN: 2.07m x 3.33m min.

OUTSIDE:

Access to rear yard providing space to store a refuse bin and giving access to the electric meter cupboard on the opposite side of the yard. No car parking or vehicular access will be allocated to the property.

RATING ASSESSMENT:

Rateable Value (from 1st April 2023): £6,400

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

LEASE:

The premises are to be let on lease. The length of term to be by negotiation subject to a minimum term of three years. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

REPAIRS:

The in-going tenant will be responsible for internal repairs and decoration both during and at the end of the lease term (to include the shop front and roller shutter door).

INSURANCE:

The in-going tenant will also be responsible for reimbursement of the building insurance premium on a pro-rata basis.

RENT DEPOSIT:

A rent deposit of £2,000 (two thousand pounds) will be payable by the tenant at the commencement of the term and will be held in a non-interest bearing account for the duration of the lease.

LEGAL COSTS:

The in-going tenant will be required to contribute 50% of the landlord's legal fees in the preparation of a new lease.

VAT:

All figures are exclusive of VAT where applicable.

SERVICES AND APPLIANCES:

Mains gas, electricity, water and drainage are connected. The property has gas fired radiator central heating provided by a "Heatline" central heating boiler. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

VIEWING:

Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial)

IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

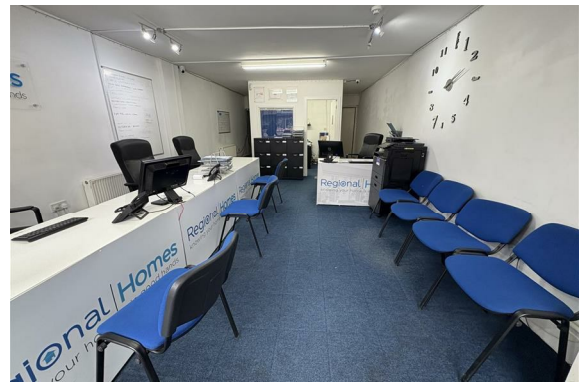
ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.



Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



■ Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD

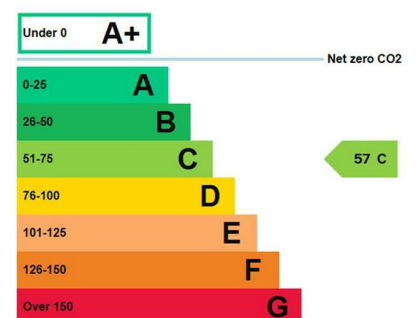
■ Tel: 0121 422 4011

■ E-mail: quinton@scriven.co.uk

■ www.scriven.co.uk

■ Regulated By RICS

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18749152