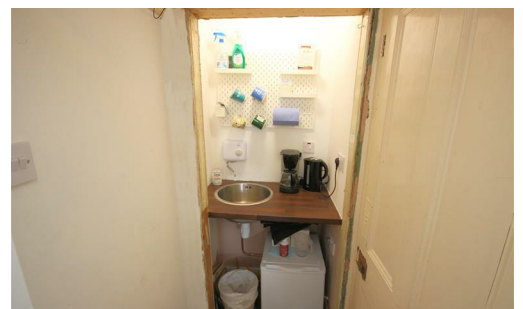


BK & K Bloore King & Kavanagh

Sales & Lettings



12 Bell End
Rowley Regis, B65 9LX

£495 PCM

The Property

A fantastic opportunity to lease this ground floor commercial property in this great location on Bell End close to local amenities and residential properties.

The property has approx. 182 sq/ft (17 sq/mtrs) of space with a main retail space featuring a trade counter and window to the front. To the rear is a useful kitchenette area and a WC.

Externally to the front of the property is a slabbed frontage with stepped pathway leading to the front entrance of the shop. EPC: D

Accommodation

Frontage:

To the front of the property is a slabbed terrace with stepped pathway leading to the main shop entrance.

Main Retail Space: 3.65m x 3.84m

A good size retail space featuring a counter top with opening and window to the front.

Kitchenette: 1.01m x 1.63m

A useful kitchenette with shelves and a counter top with sink.

WC: 0.95m x 1.18m

WC and wash hand basin.

General Information

Identification and AML Requirements

COMPANY APPLICANT IDENTIFICATION REQUIREMENTS

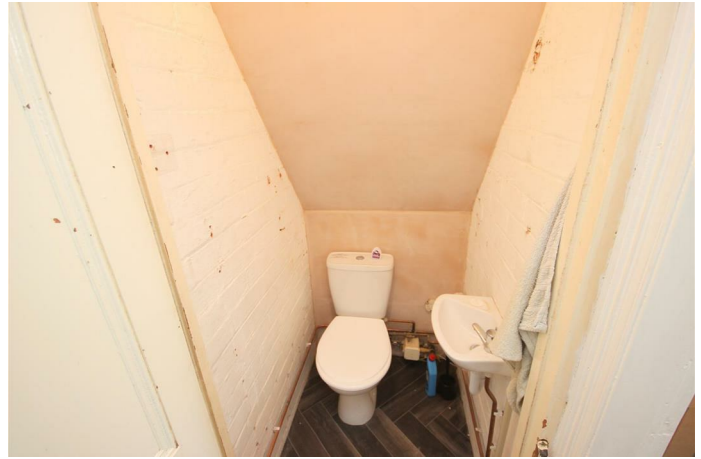
In all cases we will need to take photocopies of all documents submitted as evidence of identity or address

- the certificate of incorporation
- Proof of address for the company
- a list of directors
- the registered address
- Two forms of personal ID for the director responsible for signing terms

SOLE TRADER/SELF EMPLOYED APPLICANT IDENTIFICATION REQUIREMENTS

- Photographic identification ie: Drivers Licence or Passport
- Proof of Address ie: Utility Bill or Bank Statement
- Date of Birth

Applicants are required to pass referencing process. The applicant will be referenced personally if a sole trader. If a limited company the company must pass referencing.



In either event personal ID must be obtained for all responsible individuals or directors.

The cost of the referencing is to be paid by the proposed applicant / company

Cost: £150 plus vat (£180 incl)

Rates

We suggest that any interested party should verify the applicable rates with the local authority

VAT

Rent is NOT subject to VAT however service charges and Sundry costs ARE subject to VAT

Legal Costs

The lease cost is to be paid by the incoming tenant (details upon request)

Each party to be responsible for any further legal costs outside of the cost of the lease.

Security Deposit

A security deposit equivalent to THREE MONTHS RENT is required and will be held by the landlord for the duration of the lease.

Utilities:

Utilities are the responsibility of the tenant

Viewings

Viewings strictly by appointment with Bloore King & Kavanagh

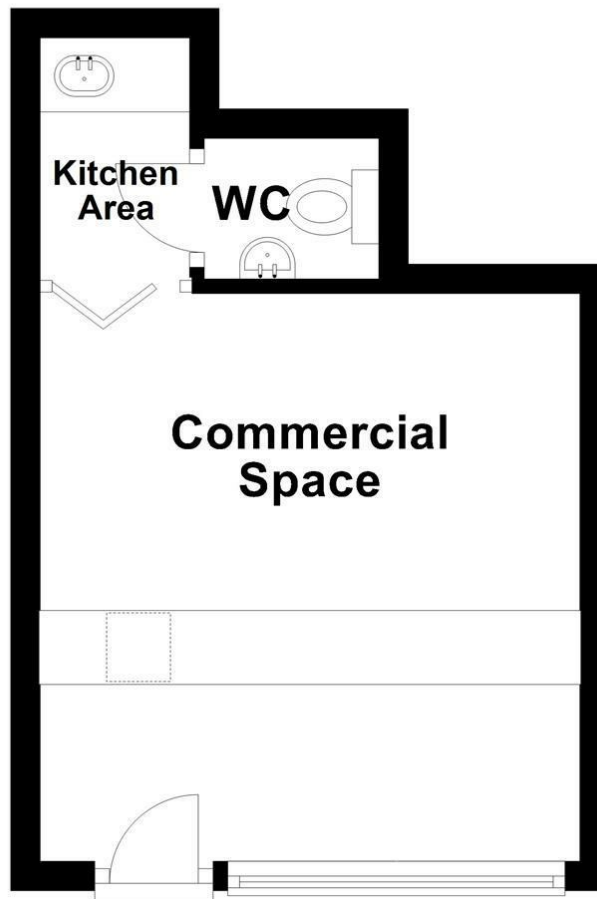
to request a viewing:

Call: 0121 550 4151

or

Email: info@bkandk.co.uk

Ground Floor



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/**

BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.