

Cottons

CHARTERED SURVEYORS

852 Alum Rock Road, Ward End,
Birmingham, B8 2TX

Annual Rental Of £14,500



- Modern Ground Floor Retail Unit Build 2022.
- NIA 58.69 sqm metres
- Desirable Commercial Location
- EPC Rating: A

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A MODERN ground floor retail unit in a MODERN DEVELOPMENT built in 2022. Comprising; retail area, kitchen, W.C and fore court. Circa. 67 sq. metres (720 sq. ft). Available on Effective Full Repair and Insuring Lease.

Location

The property is situated on a retail parade near the corner of Alum Rock Road and Thornton Road, in a prominent location on Pelham Shopping Centre, in a densely populated residential location, conveniently situated;

- Circa. 0.5 miles from Alum Rock & Fox & Goose District Shopping Centre.
- Circa. 0.5 miles from upcoming Washwood Heath HS2 Service Depo.
- Circa 0.9 miles from Birmingham Heartlands Hospital.
- Circa. 2.8 miles from Aston and Birmingham City University.
- Circa. 2.9 miles from upcoming Curzon Street HS2 Station into Birmingham City Centre.
- Circa. 3.4 miles from Birmingham City Centre
- Circa. 5.9 miles from Birmingham Airport.

Description

A ground floor retail unit set within a newly built three storey commercial development completed December 2022, following complete demolition of former retail unit.

Our client has advised the property is within a 10 year New Build warranty. The unit has an 'A'-rated EPCs.

The building is largely block cavity wall constructed with some steel frame/beams, with all external walls rendered finish.

Accommodation

With retail area, rear staff area/kitchen, W.C.

Total Net Internal Area - 66.9 sq. metres (720 sq. ft).
Zone A - 31.98 sq. metres (344 sq. ft).

Property can be accessed to the rear via a communal passageway.

Outside

Fore court.

Business Rates

TBC. Qualifying letting applicants may be able to claim Small Business Rates Relief. Landlords could direct tenants to make enquiries with the Charging Authority, Birmingham City Council.

Services

Own 3 Phase Electricity supply, water, drainage. Fire alarm panel and system of smoke detectors, emergency lighting are installed on site.

Lease Terms

Our client is offering the property on an Effective Full Repair and Insuring Lease (FRI). Lease term subject to negotiation, with a minimum initial term of 4 years.

Service Charges

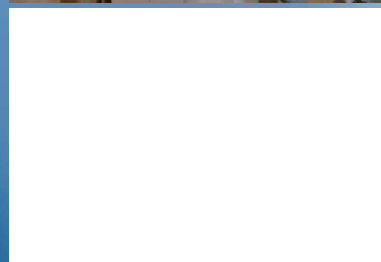
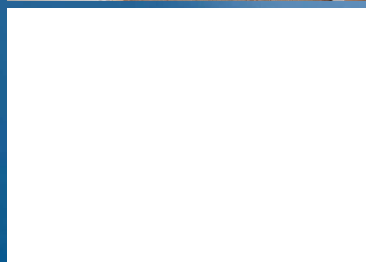
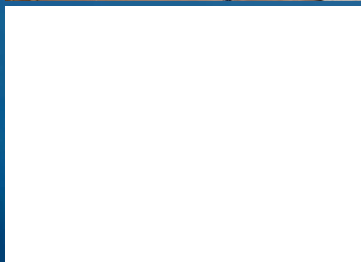
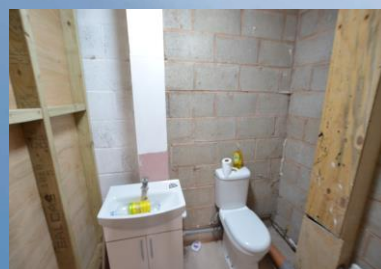
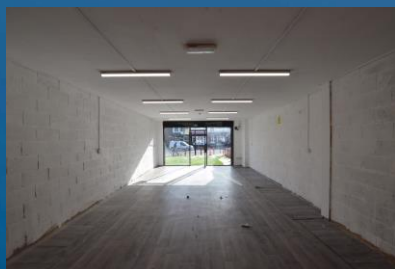
A service charge shall be payable towards buildings insurance for the development, external maintenance, internal maintenance of shared communal areas and communal electric. Our client shall set up service charge management prior to completion.

Offers

Proposals are invited to be submitted in writing to "domalley@cottons.co.uk"

Legal Costs

Each party shall be responsible for their own legal costs.



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

Need a solution with a property matter? Cottons can assist;

Residential Sales

0121 247 4747
sales@cottons.co.uk

Auctions

0121 247 2233
auctions@cottons.co.uk

Property Management

0121 247 2030
property@cottons.co.uk

Residential Lettings

0121 247 2299
lettings@cottons.co.uk

Commercial Sales & Lettings

0121 247 4747
commercial@cottons.co.uk

RICS Valuations

0121 247 4747
sales@cottons.co.uk

