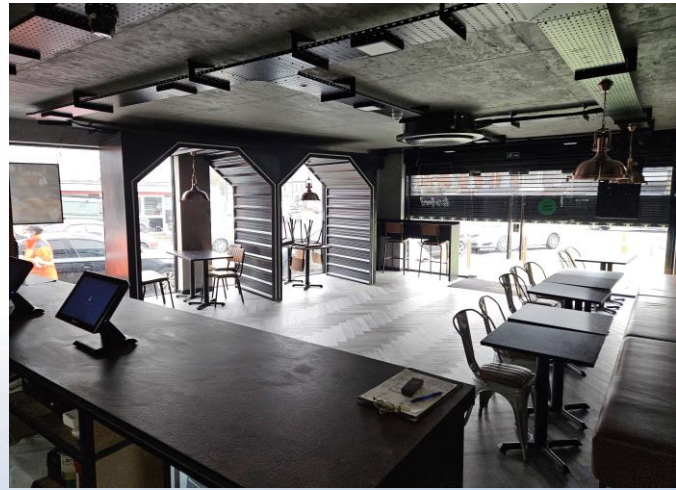


# Cottons

CHARTERED SURVEYORS

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

Offers in the Region Of  
£275,000



- Modern Ground Floor Restaurant Unit Build 2022.
- With Original 10 Year New Build Warranty
- EPC Rating: A
- Desirable Commercial Location
- NIA 124.03 sq. metres (1,335 sq. ft).
- Vacant Possession

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)



**A MODERN ground floor RESTAURANT unit in a MODERN DEVELOPMENT built in 2022. Comprising; retail area, kitchen, W.C, office and fore court. Circa. 124.03 sq. metres (1,335 sq. ft). Tenure: Leasehold with 125 years at a peppercorn ground rent. EPC Rating: A**

### 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 restaurant 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, W.C, kitchen and office.  
Total Net Internal Area - 124.03 sq. metres (1,335 sq. ft).

### Outside

Fore court.

### Business Rates

17th March 2023 to Present - £18,500. 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

The property is offered with a new 125 year lease with a peppercorn ground rent.

### 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

Offers are invited to be submitted in writing to "domalley@cottons.co.uk" along with supporting evidence of financing.

### Legal Costs

Each party shall be responsible for their own legal costs.

### Agent's Commission

The Agent's commission is to be paid by the purchaser at 1.8% including VAT (1.5% plus VAT) of the agreed sale price.



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.

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