

1132 Warwick Road, Acocks Green, Birmingham, B27 6BL



TO LET

Two Storey Retail Premises

Net Internal Area: 2,430 ft² (225.76 m²)

Location

The property occupies a prominent position fronting the main Warwick Road forming part of Acocks Green main High Street.

Acocks Green is a busy suburb of Birmingham located 5 miles southeast of Birmingham City Centre and 4 miles northwest of Solihull Town Centre.

The high street boasts a number of local and national occupiers including: Costa Coffee, Wilko, Greggs and Ladbrokes.

Description

The premises comprise a two storey retail premises which was previously let to Shoe Zone.

The ground floor provides open plan retail accommodation with wood flooring throughout, suspended ceiling with inset lighting and double fronted glazed shopfront.

WC facilities are provided to the rear.

The first floor provides additional open plan accommodation having previously been used for storage and containing an integral kitchen/canteen area in the rear corner.

Accommodation

Ground Floor	1,395	129.59
First Floor	1,035	96.15
Total (NIA)	2,430 ft2	225.76 m2

Rental / Terms

The property is available to let on a new lease, with length to be agreed, at a rental of £27,900 per annum exclusive.

VAT

All prices quoted are exclusive of VAT, which may be payable.



Service Charge

None payable.

Rateable Value

We note the future RV from April 2023 to be £20,500.

Energy Performance Certificate

Available upon request from the agent.

Planning Permission

The premises has planning permission granted under Use Class E(a) - Display or retail sale of goods, other than hot food.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

Services

We understand that the property benefits from mains electric and water.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Viewing

Strictly via the joint agents Siddall Jones on 0121 638 0500 or Hicks Baker on 0118 959 6144

