

41a Washwood Heath Road, Birmingham, B8 1RS



TO LET

Ground Floor Commercial Premises - Suitable for a Variety of Uses - STP

Net Internal Area: 827 ft² (76.83 m²) approx.

Location

The property is predominantly situated fronting the B4114 Washwood Heath Road close to its junction with the Alum Rock Road and the Sattley Viaduct.

Communication links are excellent with the location providing a direct route to Heartlands Parkway (A47), Dartmouth Middleway and the A38(M) Aston Expressway linking to J6 of the M6 Motorway at Spaghetti Junction.

Description

The property comprises a ground floor commercial premises fronting the Washwood Heath Road.

The building is entered via a glazed shopfront with pedestrian access leading into an open plan area.

Towards the rear of the property is a large office with WC and kitchen accommodation.

Accommodation

Total (NIA) - 827 ft2 (76.83 m2) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £10,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Business Rates

We understand the property qualifies for exemption under small business rates relief, subject to tenant's eligibility.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We understand that the unit has planning permission under use classes E.

The property may be suitable for other uses subject to planning consent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on:
0121 638 0500

