

Unit 3, 58 Alcester Road, Kings Heath, Birmingham, B14 7PT



TO LET

Trade Counter / Retail Premises with Forecourt Parking

Net Internal Area: 2,570 ft² (238.77 m²)

Location

The premises are prominently located along Alcester Road, within the popular suburb of Kings Heath, some 5 miles south of Birmingham city centre.

Nearby occupiers include Sainsbury's and Sports Direct Fitness.

Description

The property comprises of an end-terraced, retail warehouse / trade counter premises of portal frame construction with part brick elevations and profile clad roof over.

The space provides open span retail space benefiting from excellent working height, ancillary storage, kitchen and WC facilities to the rear.

The property benefits from rear staff car parking, loading and customer parking to the fore.

Accommodation

NIA 2,570 ft² (238.77 M²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £37,500 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which is payable.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Service Charge

A small service charge is levied towards the upkeep, maintenance and management of the car parking and building insurance.

Energy Performance

B - Report available upon request.

Services

Mains water, electric and drainage are connected to the property.

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

Rateable Value

RV £35,750

Planning Permission

We understand the unit benefits from use class E (Retail).

The property may be suitable for alternative uses, subject to the correct planning permission being implemented.

Anti Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy Anti-Money Laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

