



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

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**NORTHFIELD**  
**836-838 BRISTOL ROAD SOUTH**  
**Birmingham**  
**B31 2NS**

**PROMINENT SHOP**  
**TO LET**  
**WITH BENEFIT OF A3 CONSENT**

**STAFF UNAWARE**



#### LOCATION

The shop is located in a prominent trading position adjacent to **Your Move**, close to **Dixons Estate Agents**, **Boots Opticians**, **NatWest** and **Aldi**, being opposite to **In-Shops** and with other nearby traders including **B&M**, **Specsavers**, **Lloyds Bank**, **CEX** etc.

#### DEMISE

The shop comprises of a ground floor sales area and rear stores and the upper parts are residential.

#### DIMENSIONS

Internal width	22' 6"
Shop depth	68' 9"
Built depth	105' 5"
Ground floor sales area	1,664 sq ft
Ground floor stores	966 sq ft

First and second floor residential

#### LEASE

A full repairing and insuring lease will be granted for a duration of 15 years with 5 yearly upward only rent reviews

#### RENT

£32,500 per annum exclusive

**Please note rent payments will be subject to VAT.**

#### RATING ASSESSMENT

Rateable value	£32,500.00	
Rates payable	£15,600.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

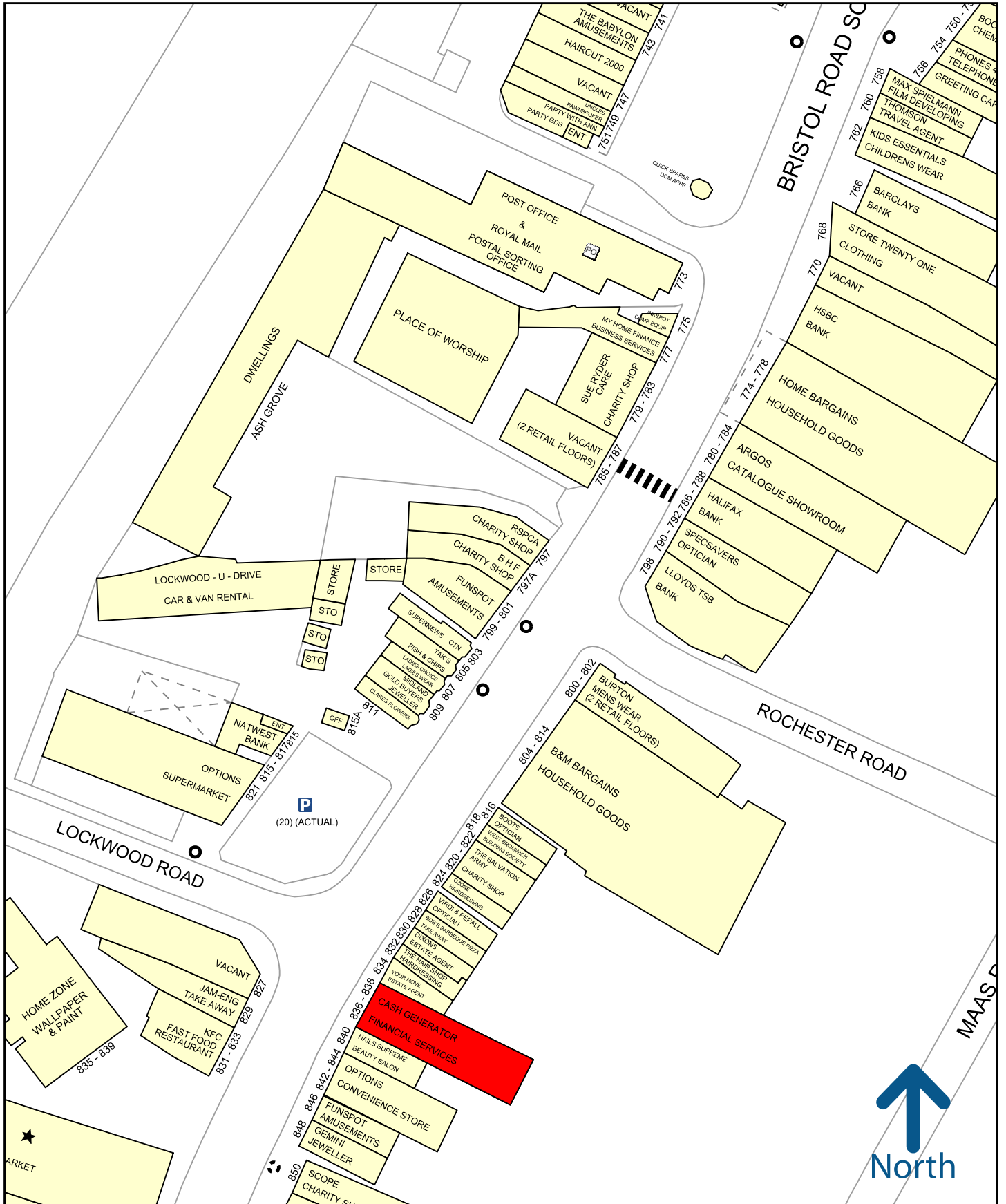
#### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

#### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

**March 2018**



Experian Goad Plan Created: 09/10/2014  
 Created By: Adam Perrey Limited

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