



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

info@apretail.co.uk  
www.apretail.co.uk

**KINGS HEATH**  
**73 Alcester Road South**  
**B14 7JG**

**PROMINENT SHOP**  
**PREMISES TO LET**



#### LOCATION

The shop is located in a prominent secondary position adjacent to **Hair by Shervon** and **Salon.net**. It is opposite to **Carphone Warehouse**, **Dreams** and **Poundstretcher** whilst being close to **Sainsbury** and **Sports Direct Fitness.Com**.

#### ACCOMMODATION

The shop is located at ground floor only with rear servicing and staff facilities.

#### DIMENSIONS

Gross frontage	18' 0"
Internal width	16' 6"
Shop depth	43' 6"
Built depth	49' 9"
Ground floor area	718 sq ft
Ground floor staff	62 sq ft

#### LEASE

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

#### RENT

£11,950 per annum exclusive.

Please note rent payments will be subject to VAT.

#### RATING ASSESSMENT

Rateable value	£9,500	
Rates payable	£4,560	(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**