



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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

ERDINGTON
2a Wood End Road
Birmingham
B24 8AD

SHOP TO LET



LOCATION

The premises are located in a prominent trading position on Wood End Road being adjacent to **Manic Ink** and **Lloyds Property Services**, opposite to **Dominos** and close to **Island Spice**, **The Polish Shop** and several national retailers.

DEMISE

Ground floor sales area with staff facilities and rear servicing

DIMENSIONS

Internal width front	17' 3"
Internal width rear	10' 11"
Shop depth	35' 2"
Ground floor sales area	599 sq ft

LEASE

An effective full repairing and insuring lease will be granted for a duration of 10 years with an upward only rent review in the 5th year.

RENT

£11,950.00

Please note rent payments will be subject to VAT.

RATING ASSESSMENT

Rateable value	£8,500.00	
Rates payable	£4,080.00	(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

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
May 2018