

# SHEPHERD COMMERCIAL

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**TO LET**  
**GROUND FLOOR SHOP TOGETHER WITH**  
**SELF CONTAINED 3 BEDROOM LIVING**  
**ACCOMMODATION OVER SET WITHIN POPULAR**  
**NEIGHBOURHOOD PARADE**



*being*  
**141 MONYHULL HALL ROAD**  
**KINGS NORTON**  
**BIRMINGHAM**  
**B30 3QG**

- ❖ **Prominent location**
- ❖ **Lease term for a term of years with 3 yearly rent reviews**
- ❖ **Good quality separate living accommodation**
- ❖ **EPC Rating C**

**RENTAL**  
**GF SHOP - £13,500.00 PER ANNUM**  
**FF FLAT - £675.00 pcm**

**LOCATION:**

The premises are situated within a popular retail parade fronting Monyhull Hall road in Kings Norton, approximately ½ a mile distant from the village centre.

The area surrounding the retail parade is well established residential and all local amenities are in the immediate vicinity.

**DESCRIPTION:**

The property comprises a centre terrace three storey building of brick construction, standing under a pitched tiled roof and standing well back from the road behind a large forecourt. To the ground floor there is a retail shop having double fronted timber framed plate glass display window with central doorway. A side entrance hall leads directly to the upper floor accommodation containing; living room, kitchen, bedroom, bathroom and WC on the first floor and two further bedrooms and box room to the second floor.

To the rear of the property there is a covered veranda and rear gardens with decking.

Floors throughout the ground floor are of suspended timber construction and lighting is by way of fluorescent fittings.

**ACCOMMODATION:**

**Ground Floor**

Retail sales are net frontage	22' 3"
Shop depth	24' 6"
<b>Floor Area</b>	<b>513 sq ft</b>

**First Floor**

Living Room	13' 4" x 13'
Kitchen	9' x 10'
Separate WC	
Bathroom	
Bedroom 1	12'3 x 13'

**Second Floor**

Bedroom 2	10' x 10'
Bedroom 3	16' x 10' 4"

**Outside**

Covered veranda, rear gardens with decking

Rear eating area with external WC

**TENURE:**

The premises are to be offered on Lease for a term of years, incorporating 3 yearly rent reviews on a Full Repairing & Insuring basis.

***INSURANCE:***

The Landlord insures the premises and recharges the premium to the Tenants.

***RENTAL:***

The premises can be let separately if desired and are separately metered. Rentals are as follows:-

<b>Ground Floor Shop</b>	<b>£13,500.00 per annum</b>
<b>First Floor Flat</b>	<b>£ 675.00 pcm</b>

***RATING ASSESSMENTS:***

Rateable Value: £5,700.00

***VAT:***

Prices quoted are exclusive of VAT where applicable.

***LEGAL COSTS:***

The ingoing Tenant is to be responsible for the Landlord's legal costs incurred in the preparation of the Lease.

***VIEWING:***

Strictly by appointment with the Agents

Telephone: Shepherd Commercial 01564 778890.

Email: enquiries@shepcom.com

***Special Note:*** On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

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