

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET RETAIL PREMISES



Being:

**5 BIRCHFIELD ROAD
PERRY BARR
BIRMINGHAM
B19 1SU**

- * **New Lease of Retail Shop**
- * **Prominent Six Ways Island**
- * **Sales Area of 516 sq ft**
- * **Flexible Lease Term Incorporating
3 Yearly Rent Reviews**

INITIAL RENT £13,000 - PER ANNUM

LOCATION:

The premises are located on the Birchfield Road, at Six Ways Island at Perry Barr in a predominantly commercial/residential locality, approximately one mile north of the City Centre.

DESCRIPTION:

The property stands back from the road behind a paved forecourt and briefly comprises:

- Front sales area
- Rear sales area
- Separate Ladies and Gents W.C.
- Kitchen
- W.C x 2

The front sales area has a timber framed plate glass display window to the front elevation with central doorway. Internally floors throughout are of suspended timber construction. Lighting is by way of fluorescent fittings and feature lighting. There are suspended ceilings throughout. Heating is by way of gas fire central heating radiators.

There is an electric roller shutter to the front elevation. The rear office has been partitioned off from the front sales area, but can be opened up if desired to create a larger working space.

ACCOMMODATION:

Sales Area Frontage	15 ft
Depth	34 ft
W.C. x 2	
Kitchen	8 ft 6 x 12 ft 3
Rear Lobby	
Stores	

Net Internal Floor Area 622 sq ft

TENURE:

The premises are available upon lease for a term of years incorporating three yearly rent reviews and on an internal repairing basis together with up keep of shop front and a proportionate contribution towards the Landlord's Buildings Insurance.

RATING ASSESSMENTS:

The premises have a rateable value of £5,700 per annum.

SERVICES:

We understand all main services are connected to the property.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred during the preparation of the lease.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the Agents – Shepherd Commercial – 01564 778890.

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.

E-mail: enquiries@shepcom.com

Web Site: www.shepcom.com

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