

SHEPHERD COMMERCIAL

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TO LET LOCK UP SHOP



being
**64 YARDLEY ROAD
ACOCKS GREEN
BIRMINGHAM
B27 6LG**

- **Prominent main road location**
- **Lease term negotiable**
- **Parking to front forecourt**

RENTAL £8,950 PER ANNUM

LOCATION:

The premises are situated within a well established mixed retail and commercial parade, fronting the Yardley Road in the Acocks Green district of Birmingham being well served by a large residential catchment area. Yardley Road runs between the A45 Coventry Road in the north and the A41 Warwick Road in the South and all local services and amenities are in the immediate vicinity.

DESCRIPTION:

The property comprises the ground floor of a two-storey centre-terraced building of brick construction, standing under a pitched tiled roof, and standing well back from the road behind a tarmac forecourt. The ground floor has a large timber framed plate glass display window, and door to the left hand side.

Internally, the accommodation provides; front sales, together with rear kitchen, W.C, shower room and a rear office. Floors throughout are of suspended timber construction to the front, with solid floor to the rear. Lighting is by way of fluorescent fittings, and heat is supplied by gas fired central heating radiators.

ACCOMMODATION:

Sales	485 sq ft
Kitchen	99 sq ft
Cloakroom	
WC / Shower	
Rear office	129 sq ft
Net internal floor area	715 sq ft

RENT:

£8,950.00 per annum

RATING ASSESSMENTS:

Rateable Value: £3,850.00

SERVICES:

We understand all mains services are connected to the property.

TENURE:

The premises are offered for a term of years, incorporating three yearly rent reviews, on an internal repairing, insuring and upkeep of shop front basis. The Landlord will insure and recharge the tenant 50% of the total premium.

LEGAL COSTS:

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

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the sole 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.*

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