



1114 Warwick Road, Acocks Green, Birmingham, B27 6BL

First Floor Salon / Studio Premises

## Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	507 sq ft / 47.10 sq m
<b>Rent</b>	£9,500 per annum
<b>Service Charge</b>	N/A
<b>Rateable Value</b>	£4,700
<b>EPC Rating</b>	Upon enquiry

## Key Points

- Village Centre Location
- Good Transport Links
- Fronts A41 main Warwick Road
- New 3 Year Lease
- Large Pay & Display Car Park opposite

# 1114 Warwick Road, Acocks Green, Birmingham, B27 6BL

## DESCRIPTION

The premises are located via a staircase from the Station Road frontage leading to the first floor waiting area. The accommodation has formerly been used as a Hair Salon and Tattoo Studio.

The premises comprise former salon, store room, kitchen and WC facilities.

Floors throughout are of suspended timber construction with newly installed UPVC double glazed sash style windows. Lighting is way way of spot lights and fluorescent fittings.

Floors have a ceramic tiled covering.

## LOCATION

The premises are located on the first floor of premises located on the corner of Warwick Road and Station Road in the heart of Acocks Green Village, some 5 miles to the south east of Birmingham City Centre and 3 miles north of Solihull Town Centre.

All local amenities are within the immediate vicinity including; schooling, shopping, transport etc.

## ACCOMMODATION

Reception 71 sq ft

Main Salon 298 sq ft

Kitchen 78 sq ft

WC

Store Room 37 sq ft

Separate Store Room 87 sq ft

Net Internal Floor Area 507 sq ft

## TENURE

The premises are to be offered upon lease for a term of years incorporating three yearly rent reviews and on an Internal Repairing basis together with a contribution toward the Landlord's buildings insurance.

## SERVICES

We understand that all mains services are connected to the property

## RATING ASSESSMENT

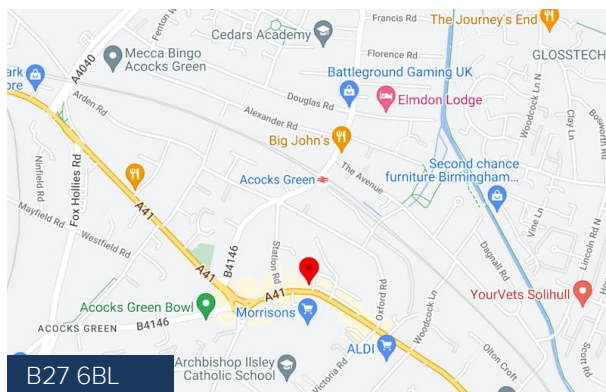
The premises will need to be reassessed as they currently include the second floor accommodation which has now been let. It is anticipated that the Rateable Value will be in the region of £4,700.00.

## VAT

Prices quoted are exclusive of VAT where applicable.

## LEGAL COSTS

The ingoing Tenant is to be responsible for contributing £500.00 towards the Landlords legal costs incurred in the preparation of the Lease.



## Viewing & Further Information

**KAINE ARKINSON**

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## **EPC RATING**

Upon request.

## **VIEWINGS**

Strictly by appointment with the sole Agents

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