



### Unit 2, 1146 Warwick Road, Birmingham, B27 6BL

Unit 2, 1146 Warwick Road is an 1,188sft retail unit with significant prominence within Acocks Green High Street.

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,188 sq ft / 110.37 sq m
<b>Rent</b>	£22,500 per annum
<b>Service Charge</b>	£2,500 per sq ft Circa
<b>Rates Payable</b>	£7,111 per annum
<b>Rateable Value</b>	£14,250
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- 1,188sqft
- Natwest, Wetherspoons & Poundland nearby
- Rear Pay and Display car park
- 12 month licence
- Prominent trading position
- Opposite Sainsbury's Superstore
- £22,500 per annum
- 700sqft sales area

# Unit 2, 1146 Warwick Road, Birmingham, B27 6BL

## DESCRIPTION

1146 Warwick Road is a 1,188sqft retail unit comprised of a 700sqft open sales area and 420sqft of ancillary accommodation. Supplemented by a rear pay and display car park and equipped with stores at the depth of the unit, the property offers frontages of 17ft and provides a depth of 29ft. The property is ground floor only within a terraced parade of occupiers such as Poundland and Wetherspoons and is surmounted by two-storeys of residential accommodation above. Structurally, the property is formed of brick-built elevations and lies below a flat felt asphalt roof canopy which extends away from the terrace above the pedestrian walkway.

## LOCATION

Unit 2 is set within a prominent trading location, one unit from end of terrace and surrounded by a host of national occupiers such as Cakebox, Betfred and Natwest. Directly opposite the property is Sainsbury's Superstore with cover parking for 383 vehicles, with a further Euro Car Park to the rear of the unit itself. 1146 Warwick Road is situated on the core arterial route of Warwick Road (A41) leading into Birmingham City Centre and acting as a thorough fare for traffic originating from Junction 4 of the M42. In addition to this, the unit occupies a centre of high street position with significant footfall from local amenities.

## TERMS

The property is to be offered to the leasehold open market upon a 12-24 month licence, which will be outside of the Landlord and Tenant Act 1954, for the sum of £22,500 per annum. The lease will be incorporated on a Full Repairing and Insuring Basis (FRI)

## VIEWINGS

Strictly by appointment with Shepherd Commercial

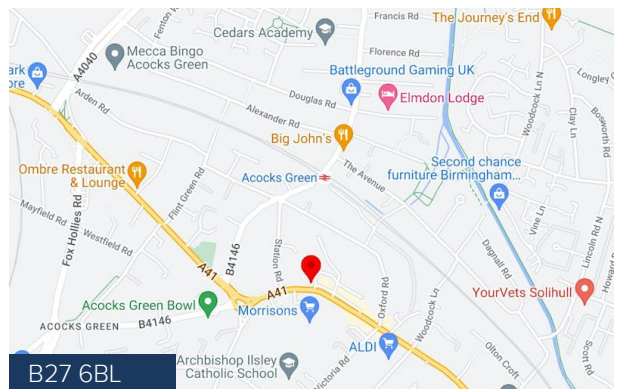
## LEGAL COSTS

Each party is to bear their own legal costs in this transaction

## VIDEO

- Virtual Tour

<https://tour.giraffe360.com/0afee45921494d6d968731e3b8b2d8ef/?lsf=1>



## Viewing & Further Information

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