



2 Station Buildings, Birmingham Road, Birmingham, B46 1SR

Ground Floor lock up shop of 975 sq ft (90.58 sqm)

Summary

| | |
|-----------------------|------------------------|
| Tenure | To Let |
| Available Size | 975 sq ft / 90.58 sq m |
| Rent | £15,000 per annum |
| Service Charge | N/A |
| Rates Payable | £5,863.25 per sq ft |
| Rateable Value | £11,750 |
| EPC Rating | C |

Key Points

- Located in the heart of the village of Water Orton
- Set within a busy neighbourhood parade
- Other occupiers include Tesco Express
- Good transport links to all parts of the Midlands motorway network

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DESCRIPTION

The property comprises the ground floor of a three storey inner terraced building of brick construction. The ground floor comprises a double glazed plate glass display window and internally, the floor is of solid construction with lighting by way of fluorescent fittings.

LOCATION

The shop is set within a busy neighbourhood parade of some 10 similar sized retail units. Other occupiers include; Takeaways, Dental Practice, Hairdressers and Tesco Express.

Water Orton is some 3 miles east of Coleshill and in close proximity to the NEC, Birmingham International Train Station and Birmingham Airport and the Midlands motorway network.

ACCOMMODATION

Open retail area of 975 sq ft

WC

Kitchenette

TENURE

The property is available by way of an internal & repairing lease together with upkeep of shop front basis for a minimum terms of 3 years incorporating 3 yearly rent reviews.

The landlord will insure the property and recharge the tenant the annual premium.

LEGAL COSTS

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

EPC

C

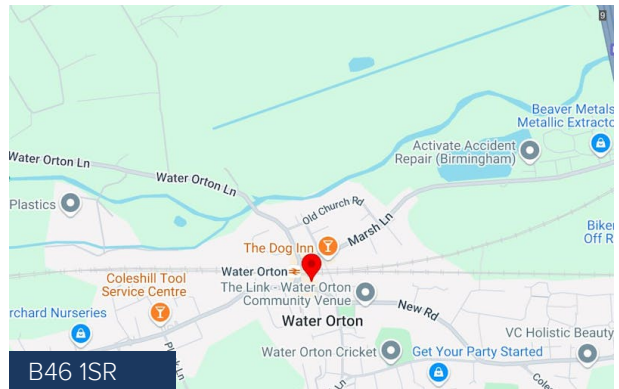
RATING ASSESSMENT

The rateable value is £11,750.00

VIEWINGS

Strictly by appointment with the sole agent Shepherd Commercial

Tel: 01564 778890



Viewing & Further Information

KAINE ARKINSON

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