

9-11 Barnabas Road, Erdington, Birmingham, B23 6SH



TO LET

Ground Floor Retail Premises with First Floor Office

Net Internal Area: 875 ft² (81.29 m²)

Location

The premises occupy a prominent position fronting Barnabas Road, just off Erdington High Street.

Erdington is one of the largest suburbs in Birmingham, situated approximately 5 miles northeast of Birmingham City Centre and 3 miles southwest of the town of Sutton Coldfield.

The location provides for convenient access to the wider road network via the A4040 and A5127, providing access to junction 6 of the M6 motorway and A38 some 1.3 miles east of the property.

Description

The property comprises of a double fronted retail premises which benefits from first floor ancillary / office accommodation.

The unit benefits from glazed frontage and pedestrian access doors, WC, and kitchen facilities.

Accommodation

Total (NIA) 875 ft² (81.29 M²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £15,500 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which may be payable.

Service Charge

We understand that a service charge is not payable however the tenant will be responsible for an apportionment of the building insurance policy.

Rateable Value

We understand that the premises benefit from small business rates exemption, subject to tenant qualification.

We recommend that interested parties satisfy themselves in this regard.

Services

We understand that the unit benefits from all mains services which are connected on, or adjacent to, the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Planning Permission

We understand that the premises have planning granted under use class E.

The premises may be suitable for alternative uses, subject to the correct planning permissions being sought.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Legal Costs

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

