



276 Baldwins Lane

Hall Green, Birmingham, B28 0XB

**Lock-Up Retail Premises
With Reception Area and
WC & Kitchen Facilities**

695 sq ft
(64.57 sq m)

- Reception area
- Glazed façade
- Pedestrian access
- WC and kitchen facilities
- On street parking
- Good footfall

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Description

The property comprises of a ground floor retail premises located along a busy retail parade, which was formerly used as a beauty salon.

The shop benefits from a glazed façade and pedestrian access door and opens into a small retail / reception area.

There are three treatment rooms which are accessed from the reception area and an inner hallway.

WC and kitchen facilities are available to the rear of the premises.

On street parking is available to the forecourt and on-street along Baldwins Lane.

Location

The premises are located along a parade of shops on the southern end of Baldwins Lane, in a densely populated residential location.

The shops location provides easy access to the Robin Hood Island and Stratford Road (A34) which in turn provides arterial access to Birmingham City Centre, located approximately. 8 miles north.

The national motorway network at J4 of the M42 which is located 4 miles distant.

Terms

The property is available on a new internally repairing and insuring lease at a quoting rental of £14,400 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Legal Costs

An easy-to-understand templated lease will be provided to the tenant.

Availability

Immediately, upon completion of legal formalities.

Services

We understand that the premises benefit from all mains services which are connected on, or adjacent to the subject premises.

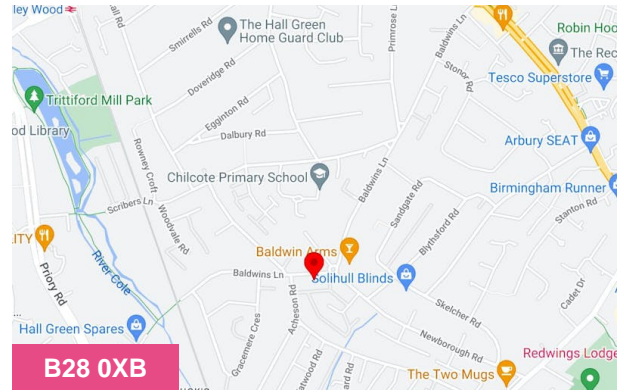
The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Rateable Value

The premises benefit from small business rates exemption, subject to tenant qualification.

Energy Performance

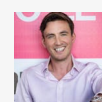
Available upon request from the agent.



Summary

Available Size	695 sq ft
Rent	£10,500 per annum
Business Rates	The premises benefit from small business rates exemption, subject to tenant qualification.
Service Charge	N/A
VAT	Not applicable. All prices quoted are exclusive of VAT, which we understand is not payable.
Legal Fees	Each party to bear their own costs. An easy-to-understand templated lease will be provided to the tenant.
Estate Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



Edward Siddall-Jones

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Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy Anti-Money Laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones.