



A1 UNIT TO LET

10 King Edwards Road
Ladywood Middleway
Birmingham
B1 2PZ

A single storey municipal lock up retail unit located in a parade of 9 shops with customer parking.



Location:

The premises are located in a parade of 9 municipal shops in a traditional shopping parade which is adjacent to Ladywood Middleway

The property benefits from trade from neighbouring residential areas.

Accommodation:

The property comprises of main sales area. From the main sales area there is access to a toilet and a rear yard.

The parade has the benefit of customer parking.

Approximate areas:

NIA.....59.9m² (644.7ft²)

Use:

The premises fall within User Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Tenure and Rental:

Tenure:

The Landlord may consider the following:

- (i) A Periodic Tenancy subject to six months prior written notice by either party,
- (ii) A Tenancy for a fixed term of three years less one day, or
- (iii) A five-year Lease.

Rent:

Offers are invited **in excess of £7,250 per annum exclusive** (Seven thousand two hundred and fifty pounds)

EPC:

The Energy Performance Asset Rating of the premises currently falls within category D

A copy of the Energy Performance Certificate can be made available on request.

Rating Assessment:

We have been advised by the local authority's Business Rates section of the following Business Rates:

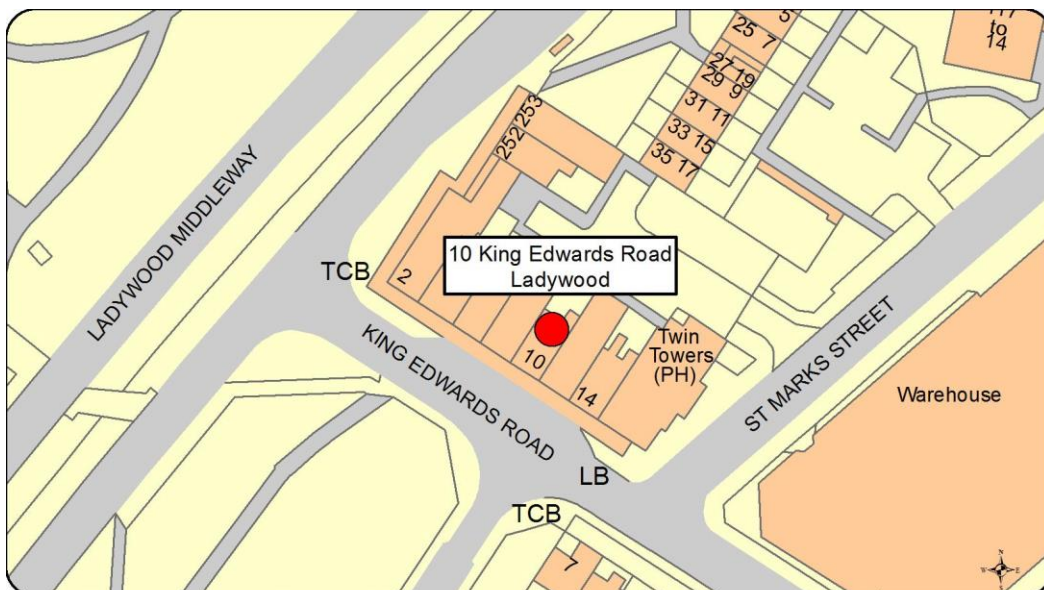
Rateable Value: £5,900 (five thousand nine hundred pounds)

Viewings are strictly by appointment via:

Birmingham Property Services Lettings Team

Email: bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935



© Crown Copyright and database right 2018. Ordnance Survey 100021326.

You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Aerial Photography, if present, Copyright Bluesky 2016.