



A1 RETAIL UNIT TO LET

92 Edgewood Road
Rednal
Birmingham
B45 8SG

A municipal ground floor lock-up shop situated on a traditional retail parade with local authority maisonettes to the upper floors.



Location:

The premises are situated on Edgewood Road, off the B4120 Lickey Road opposite Cofton Park and in close proximity to the Longbridge Technology Park and MG Rover Longbridge.

A ground floor retail unit situated within a shopping parade comprising nine shops offering a variety of trades. The parade consists of independent retailers including a Pizza Take Away, Hair Salon, Window Fitters, Off-Licence and Tattoo Studio.

Accommodation:

The accommodation comprises of a main retail area with W/C facilities and a garage to the rear. The parade benefits from off street parking and a rear service road.

Approximate Areas: Metric Imperial

ITZA:	36.72 m ²	395 ft ²
NIA:	59.23 m ²	637 ft ²

Use:

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

The Council's standard lease or tenancy restricts the use of the premises to A1.

Tenure:

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months' notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease.

EPC:

The Energy Performance Asset Rating of the premises currently falls within Category E.

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

Rent:

Offers are invited in **excess of £5,300 per annum exclusive**.

Rating Assessment:

We have been advised by the Local Authority's Business Rates section of the following:

Current Rateable Value: £4,800

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511/5510 to verify the rates payable and whether they qualify for reduction.

Viewing

Viewings are strictly by appointment via:-

Birmingham Property Services - Lettings Team

Telephone: 0121 303 3935

Email:

bpslettings@birmingham.gov.uk

