



A1 UNIT TO LET

24 Hillwood Road
Bartley Green
Birmingham
B31 1DJ

Brief Description:

Single retail unit on a retail parade located in a residential area in Bartley Green.



Location

The premises are located in a parade of municipal shops in a traditional shopping parade which is set back from the main road.

The property is in a mainly residential area located between the Bartley Green and Shenley Fields areas of Birmingham.

Accommodation

The property consists of a main retail area with an office and rear yard. The parade benefits from ample on-street parking.

Approximate areas:

Total area.....37.85m² (41.4ft²)

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 £4,750 per annum exclusive (four thousand seven hundred and fifty pounds)

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 on request.

Rating Assessment

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

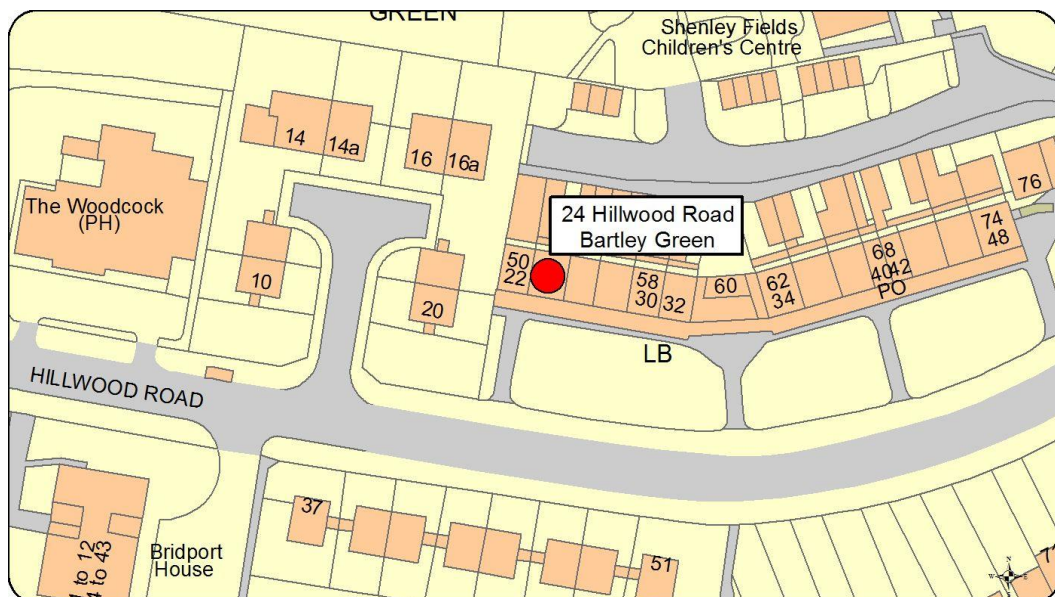
Rateable Value: £3,500 (three thousand five pounds)

Viewings are strictly by appointment via:

Birmingham Property Services Lettings Team

Email: bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935



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