



# SHOP TO LET

214 Wychall Road  
Kings Norton  
Birmingham  
B31 3AU

## Brief Description:

A municipal retail lock up shop with maisonettes above managed by the Housing Department above.



**Location:**

The premises are located in a parade of 11 municipal shops in a traditional shopping parade which is set back from the main road.

The property is in a mainly residential area.

**Accommodation:**

The property comprises of main sales area. From the main sales area there is access to a kitchen, W/C and a storage room.

The unit benefits from a rear garage.

**Approximate areas:**

Zone A Retail	31.20 sq.m
Zone B Retail	5.95 sq.m
Internal Storage	0.48 sq.m

ITZA	37.63 sq.m
NIA	45 sq.m

**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 £6,500 per annum exclusive** (Six thousand five hundred pounds) on an internal repairing and insuring basis.

**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:

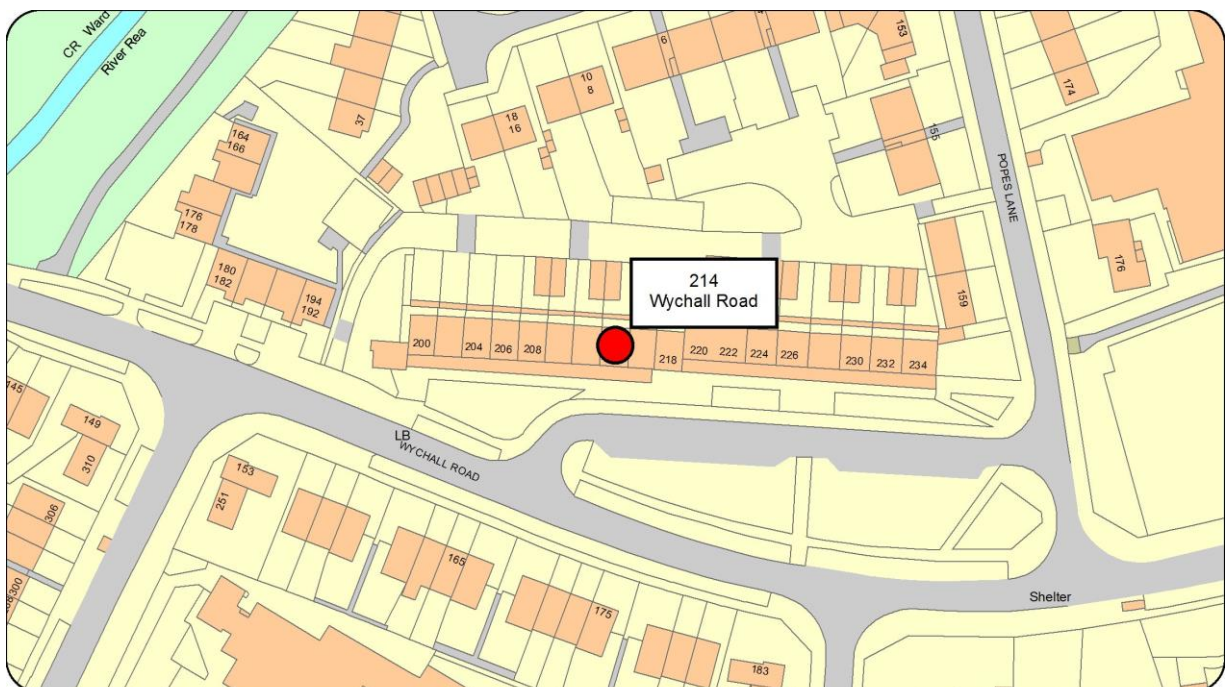
Rateable Value: £4,650 (four thousand six hundred and fifty pounds)

**Viewings are strictly by appointment via:**

**Birmingham Property Services Lettings Team**

Email: [bpslettings@birmingham.gov.uk](mailto:bpslettings@birmingham.gov.uk)

Telephone: 0121 303 3935



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