



A1/A2 UNIT TO LET

10-12 The Fold
Kings Norton
Birmingham
B38 9BL

A ground floor retail shop situated within a traditional municipal shopping precinct containing fourteen shops.



Location:

The Fold is situated off Sisefield Road, close to the A441 Redditch Road, Kings Norton. The premises are located within a residential area.

Accommodation:

The shopping centre comprises of fourteen units with a variety of traditional trades. Operators within the parade include a convenience store, fish & chip shop, hair salon, off-licence, pharmacy and a Post Office.

Approximate areas:

NIA.....78.78 m² (848 ft²)

Use:

The premises fall within User Class A1 (Retail) and A2 (Financial and professional services) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

EPC:

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

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

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 £7,000 per annum exclusive** (Seven thousand pounds)

Rating Assessment:

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

Rateable Value: £4,550 (four thousand five hundred and fifty pounds)

Viewings are strictly by appointment via:

Birmingham Property Services Lettings Team

Email: bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935

