



A1 – RETAIL SHOP TO LET

743 Bristol Road South
Northfield
Birmingham
B31 3NG

A retail lock-up shop situated in a parade of shops, with a pedestrian area fronting the busy main road.



Birmingham Property Services, Birmingham City Council,
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Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

Location:

The premises are situated in the heart of the shopping centre in Northfield, fronting the busy Bristol Road South. The parade is set back from the road.

Accommodation:

A ground floor retail unit situated within a traditional housing shopping parade containing a variety of uses. The parade mainly consists of independent operators which include a Café and Mobile Operator. Parade also benefits from National Operators Ladbrokes.

There is a very good mixture of retail activity. National Operators close by are as Argos, Barclays Bank, Boots Pharmacy, HSBC, Home Bargains and West Brom Building Society. In addition, there are number of food outlets.

The accommodation includes a main sales retail area with storage and W/C facilities to the rear.

Approximate Areas: Metric Imperial

Net Internal Area:	94.50 m ²	1,017 ft ²
ITZA:	49.53 m ²	510 ft ²
Internal Storage:	22.50 m ²	242 ft ²

Use:

The premises fall within User Class A1 (Retail) 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 D.

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

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 (or multiples thereof).

Rent:

Offers are invited in excess of £14,500 per annum.

Rating Assessment:

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

Current Rateable Value:	£14,000 pa
Rates Payable 2020/2021:	£6,986 pa

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.

Covid-19:

Please note that in accordance with government guidance, all prospective viewers will be required to maintain social distancing when viewing the property. Viewers are to bring their own personal protective equipment as they feel necessary.

Viewings are strictly by appointment via:-

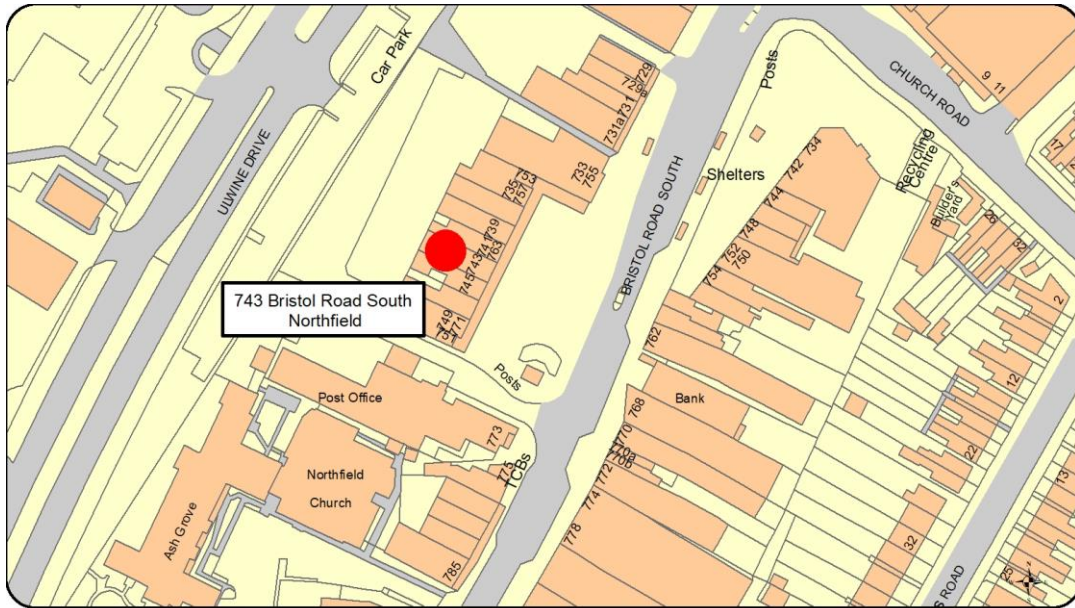
Birmingham Property Services - Lettings Team

Telephone: 0121 303 3935

Email:

bpslettings@birmingham.gov.uk

LOCATION PLAN

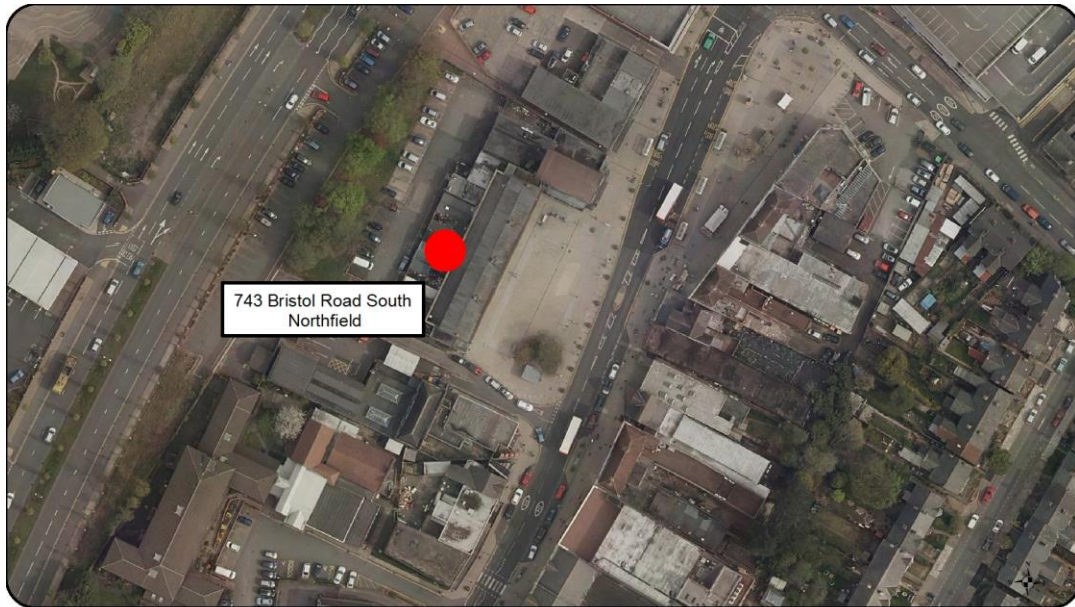


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AERIAL VIEW



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