



A1 PREMISES TO LET

208 Wychall Road
Northfield
Birmingham
B31 3AU

A municipal lock-up unit situated on the Ground Floor of a traditional municipal shopping parade with Housing Department maisonettes above.



Accommodation:

A Ground Floor retail unit situated within a traditional shopping parade containing sixteen shops with a variety of uses. Operators within the parade include a Fish & Chip Shop, Convenience Store, Barbers, Uni-sex Hairdressers, Jamaican Takeaway, an Off-Licence and Super Market as well as a Charity Shop. The parade also benefits from the National Operator Lloyds Pharmacy.

The accommodation includes a retail area, kitchen, store room, WC facilities and a rear yard including garage. The parade benefits from a covered walkway at the front of the shops and a service road to the rear.

Location:

The premises are situated on Wychall Road, Northfield in a residential area close to St. Thomas Aquinas Secondary School.

Approximate areas:

Net Internal Area: 51.53 sqm / 555 sqft

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.

PLEASE NOTE: Landlord's consent **will not be** granted for change of use to A3 or A5.

EPC:

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

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 **£5,900 per annum exclusive**.

Rating Assessment:

Current Rateable Value: £4,600

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

