

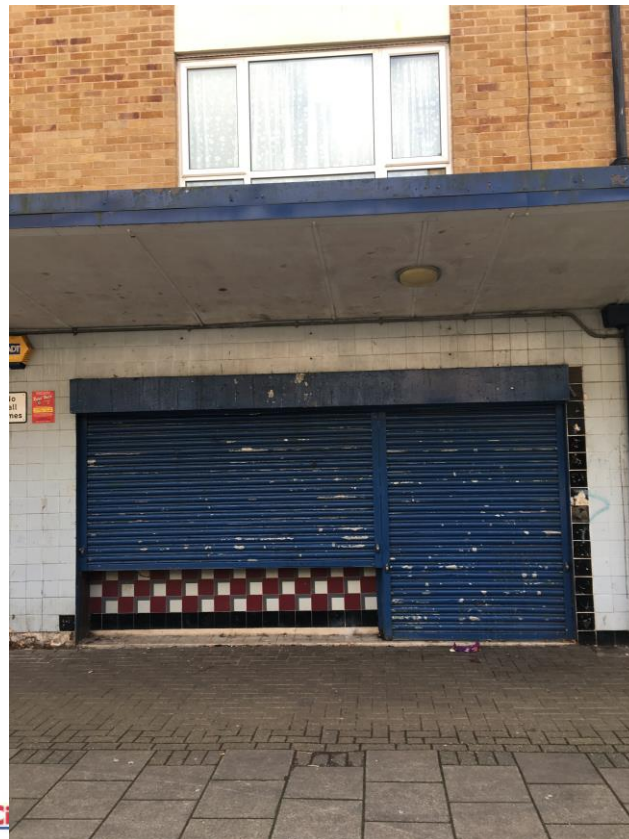


A1 UNIT TO LET

6 The Fold
Kings Norton
Birmingham
B38 9BL

Brief Description:

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.

The shopping parade 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.

Accommodation

The property consists of a retail area with internal storage and a garage to the rear.

Approximate areas:

Zone A retail.....31.4m² (338ft²)
Zone B retail.....7.2m² (77.5ft²)
Internal storage.....16.7m² (179.8ft²)

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 £5,750 per annum exclusive (Seven thousand seven hundred and fifty pounds)

EPC

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

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: £3,550 (three 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

