



A1/A2 PREMISES TO LET

226 Wychall Road
Kings Norton
Birmingham
B31 3AU

A traditional lock up shop situated on a shopping parade in the heart of Kings Norton.



Accommodation:

The accommodation comprises ground floor retail space, with electric roller shutters and benefits from an additional small store room to the rear with staff WCs.

The property also benefits from a small yard and garage at the rear of the property.

Location:

The property is situated in a busy suburban area on a parade in Kings Norton, 1.1 miles west of the A441. The parade is comprised of 15 mixed use retail units with separately leased residential flats above each.

Current retail operators include hot food takeaways, a Lloyds Pharmacy, grocery convenience stores, barbers and other retail.

Approximate areas:

Metric – 57.5 m²
Imperial – 618.72 ft²

Use:

The premises fall within user class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) a change of use to A2 or A3 would be permitted, SUBJECT TO LANDLORD'S CONSENT.

Consent for use as a betting shop or identical use will be considered, however a pre-planning application would be required.

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 term of three years less one day, or;
- iii) A five – year lease (or multiples thereof).

Rent:

Offers are invited in **excess of £7,500 per annum exclusive.**

EPC:

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

Rating Assessment:

The Landlord has been advised by the Local Authority's Business Rates team of the following:

Current Rateable Value: £5,800
Rates Payable 2017/2018: £2,784

Interested parties should contact Birmingham City Council Business rates on 0121 303 5511/5510/5509 to verify these rates and whether any relief or exemptions are applicable.

Viewing:

Viewings are strictly by appointment via:-

Birmingham Property Services - Lettings Team

Telephone: 0121 303 3935

Email: bpslettings@birmingham.gov.uk

