



# A5 PREMISES TO LET

28 Illeybrook Square  
Woodgate Valley  
Bartley Green  
Birmingham  
B32 3DD

A municipal lock-up shop on a traditional 1970s retail parade.



**Location:**

The premises are situated in Illeybrook Square, a retail parade located off Clapgate Lane in Woodgate Valley. The parade benefits from its own parking forecourt.

**Accommodation:**

A single storey lock-up shop which includes a retail area, kitchen, storage room, W/C with a shared service yard at the rear.

The parade hosts a number of independent retailers including a Bookmakers, Convenience Store, Chinese Takeaway and Hair Salon.

**Approximate Areas: Metric Imperial**

Net Internal Area: 97.67 m<sup>2</sup> 1,051 ft<sup>2</sup>

**Use:**

The premises fall within User Class A5 (Hot Food Takeaway) 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 C.

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.

**Repairs:**

The tenant will be responsible for internal repairs and insurance (IRI).

**Rent:**

Offers are invited in excess of **£11,700 per annum exclusive**.

**Rating Assessment:**

Current Rateable Value: £5,800

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.

**Viewings are strictly by appointment via:-**

**Birmingham Property Services - Lettings Team**

**Telephone: 0121 303 3935**

**Email:**

**bpslettings@birmingham.gov.uk**

