



A1 PREMISES TO LET

8 Hawkesley Square
Birmingham
B38 9TU

The property is a single-storey lock-up shop situated on a traditional municipal retail parade.



Location:

The premises form part of the Hawkesley Square Shopping Centre situated near to St Hawkesley Church Primary School. The parade is accessed off Shannon Road and Thistle Green.

Accommodation:

The Shopping Centre benefits from a variety of traditional trades. Operators within the parade include a Fish & Chip Shop, Hair Salon, Supermarket, Pharmacy and a Childrens' Nursery.

The accommodation includes a main retail area, with a kitchen and two separate W/C facilities to the rear.

Approximate areas: Metric Imperial

Net Internal Area: 64.88m² 698ft²

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 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 or multiples thereof.

Repairs:

The tenant will be responsible for internal repairs and insurance.

Rent

Offers are invited in excess of **£6,800 per annum exclusive.**

Rating Assessment:

Current Rateable Value: £5,600

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.

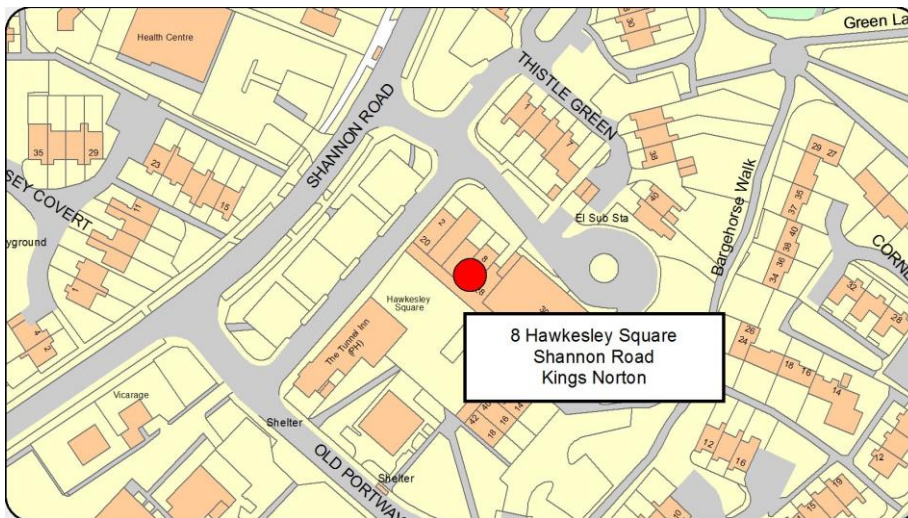
Viewing:

Viewings are strictly by appointment via Birmingham Property Services

Lettings Team:-

Telephone: 0121 303 3935

Email: bpslettings@birmingham.gov.uk



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