



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 m² 1,051 ft²

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

