



# SHOP TO LET

Unit 419 Witton Road  
Aston  
Birmingham  
B6 6SP

**UNDER OFFER**

A 2-storey Victorian mid terraced A5 retail unit of brick and slate tiled roof construction, located on a small parade of retail properties on Witton Road, Aston.



**Accommodation:**

A 2-storey Victorian mid terraced A5 retail unit of brick and slate tiled roof construction.

The First Floor provides a self-contained residential unit, with access via a metal staircase to the rear of the premises. The Ground Floor comprises a modest retail unit with shared yard at the rear.

**Location:**

The premises are located on a small parade of retail properties on Witton Road, Aston.

Approximate areas:	Metric	Imperial
Ground Retail Zone A:	21.1 m <sup>2</sup>	227 sq.ft
Ground Retail Zone B:	4.55 m <sup>2</sup>	49 sq.ft
Kitchen:	2.1 m <sup>2</sup>	22.6 sq.ft
Total Area ITZA:	27.75 m <sup>2</sup>	298.71 sq.ft

**Use:**

The premises fall within Use Class A5 (Hot Food Takeaways) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The Council's standard lease or tenancy restricts the use of the premises to A5.

The property is only suitable for the sale of hot foods for consumption off the premises.

**Tenure:**

The Landlord may consider the following:

- (i) A ten-year Lease with 5 yearly rent reviews

**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.

**Rent:**

Offers are invited in excess of **£10,500 per annum** on a fully repairing and insuring basis.

**Rating Assessment:**

The Rateable Value for the property is £4,600. Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511/5510 to verify the rates payable and whether they qualify for Business Rates Relief.

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

**Birmingham Property Services – Lettings Team**

**Telephone: 0121 303 3935**

**Email: [bpslettings@birmingham.gov.uk](mailto:bpslettings@birmingham.gov.uk)**



© Crown Copyright and database right 2018. Ordnance Survey 100021326.

You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Aerial Photography, if present, Copyright Bluesky 2016.