



UNIT TO LET

26-30 Hillwood Road
Bartley Green
Birmingham
B31 1DJ

Large unit in a shopping parade located in a residential area.



Location:

The premises are located in a parade of municipal shops in a traditional shopping parade which is set back from the main road.

The property is in a mainly residential area located between the Bartley Green and Shenley Fields areas of Birmingham.

Accommodation:

The property comprises of main sales area. From the main sales area there is access to a kitchen, W/C and a storage room.

The unit benefits from a rear garage.

Approximate areas:

ITZA.....118m² (1,275ft²)

Use:

The premises currently have planning permission as a police station only. Any prospective tenants would need to gain planning permission for any proposed use. The Landlord would consider granting permission for A1, D1 and B1 uses.

Tenure and Rental:

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 fixed term of three years less one day, or
- (iii) A five-year Lease.

Rent:

Offers are invited in **excess of £10,500 per annum exclusive** (Ten thousand five hundred pounds)

EPC:

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

A copy of the Energy Performance Certificate can be made available on request.

Rating Assessment:

We have been advised by the local authority's Business Rates section of the following Business Rates:

Rateable Value: £15,750 (fifteen thousand seven hundred and fifty pounds)

Viewings are strictly by appointment via:

Birmingham Property Services Lettings Team

Email: bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935

