



SHOP TO LET

30-38 Illeybrook Square
Clapgate Lane
Woodgate Valley
Birmingham
B32 3DD

A large municipal retail lock up shop situated in a shopping parade of 5 mixed use shops.



Location:

The premises are located in a parade of 5 municipal shops in a traditional shopping parade which is on an estate set back from the main road. The estate is located off Clapgate Lane

Accommodation:

The property comprises of main sales area, post office kiosk, kitchenette, back office and rear storage yard.

Approximate areas:

Zone A Retail.....105.77m² (1,138.5ft²)
 Zone B Retail.....42.83m² (461ft²)
 Zone C Retail.....8.27m² (89ft²)
 ITZA.....156.87m² (1,688.55ft²)

Use:

The premises fall within User Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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 £22,000 per annum exclusive** (Twenty two thousand pounds) on a full repairing and insuring basis.

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:

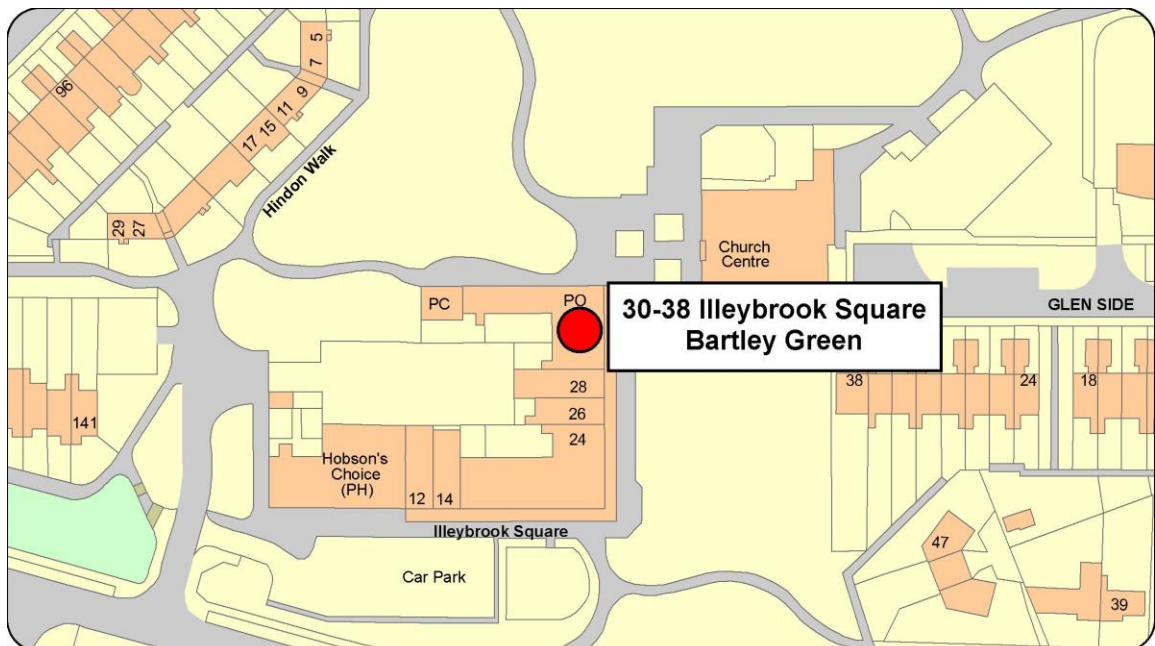
Rateable Value: £24,750 (twenty four thousand seven hundred and fifty pounds).

Viewings are strictly by appointment via:

Birmingham Property Services Lettings Team

Email: bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935



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