

SHOP TO LET

30 Revesby Walk
Nechells
Birmingham
B7 4LG

A municipal lock-up shop situated on the ground floor of a traditional 1960's retail parade with local authority maisonettes to the upper floors.



Closing date: Tuesday, 2nd October 2018 at 5pm

Location:

The premises are located in a parade of 20 municipal shops in a traditional housing shopping parade situated off the main road.

The property is in a mainly residential area.

Accommodation:

The property comprises of main sales area which includes a kitchen at the rear. From the main sales area there is access to a corridor leading to a storage room and a toilet. From this corridor there is a door which gives access to a spacious rear storage area.

The property benefits from a rear garage.

Approximate areas:

Zone A Retail	31.80sqm
Zone B Retail	13.40sqm
Kitchen	1.53sqm

ITZA	46.73sqm
NIA	60.13sqm

Use:

The premises fall within User Class A5 (Hot Food Takeaways) 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 £7,000 per annum** exclusive (Seven thousand pounds)

EPC:

The Energy Performance Asset Rating of the premises is available upon request.

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:

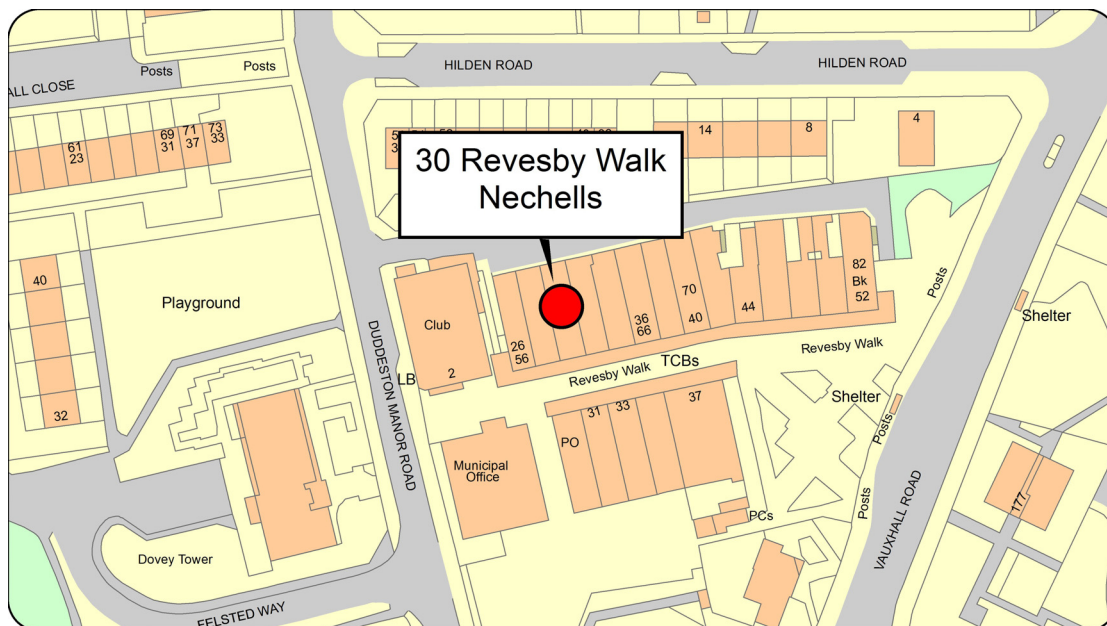
Rateable Value: £4,100 (four thousand one hundred pounds)

Viewings are strictly by appointment via:

Birmingham Property Services Lettings Team

Email: bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935



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