



# A1 UNIT TO LET

79-81 Tile Cross Road  
Tile Cross  
Birmingham  
B33 0LS

A large double retail unit located on a busy shopping parade with customer parking.



**Location:**

The premises are located in a busy parade of shops in the Tile Cross area of Birmingham close to the corner of Tile Cross Road and Bell Lane.

The property is in a mainly residential area.

**Accommodation:**

The property comprises of a large main sales area. In addition to the sales area, the property also features an office, a kitchen and storage space.

The parade benefits from customer parking.

**Approximate areas:**

ITZA.....120m<sup>2</sup> (1,296ft<sup>2</sup>)  
NIA.....213m<sup>2</sup> (2,294ft<sup>2</sup>)

**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 £20,000 per annum exclusive** (Twenty thousand pounds)

**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.

**Rating Assessment:**

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

Rateable Value: £18,500 (eighteen thousand five hundred pounds)

**Viewings are strictly by appointment via:**

**Birmingham Property Services Lettings Team**

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

Telephone: 0121 303 3935

