

# SHOP TO LET

326 Lakey Lane  
Hall Green  
Birmingham  
B28 8RD

**UNDER OFFER**

## Brief Description:

A two storey end terrace property with retail sales on the Ground Floor and the First Floor comprises of storage rooms.



**Location:**

The premises are located in a parade of 4 shops on the roundabout of Lakey Lane and Gospel Farm Road.

**Accommodation:**

A two storey end terrace property with retail sales on the Ground Floor and the First Floor comprises of storage rooms.

The shop comprises of a main sales area with a kitchen and W/C facilities to the rear. First Floor comprises of three rooms which are used for storage, a W/C and a room which was formerly a bathroom.

**Approximate areas:**

Zone A area	32.7 sq. m
Kitchen	1.88 sq. m
First floor storage	8.34 sq. m
ITZA	42.92 sq. m

**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 **£7,500 per annum exclusive** (seven thousand five hundred pounds)

**EPC:**

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

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:

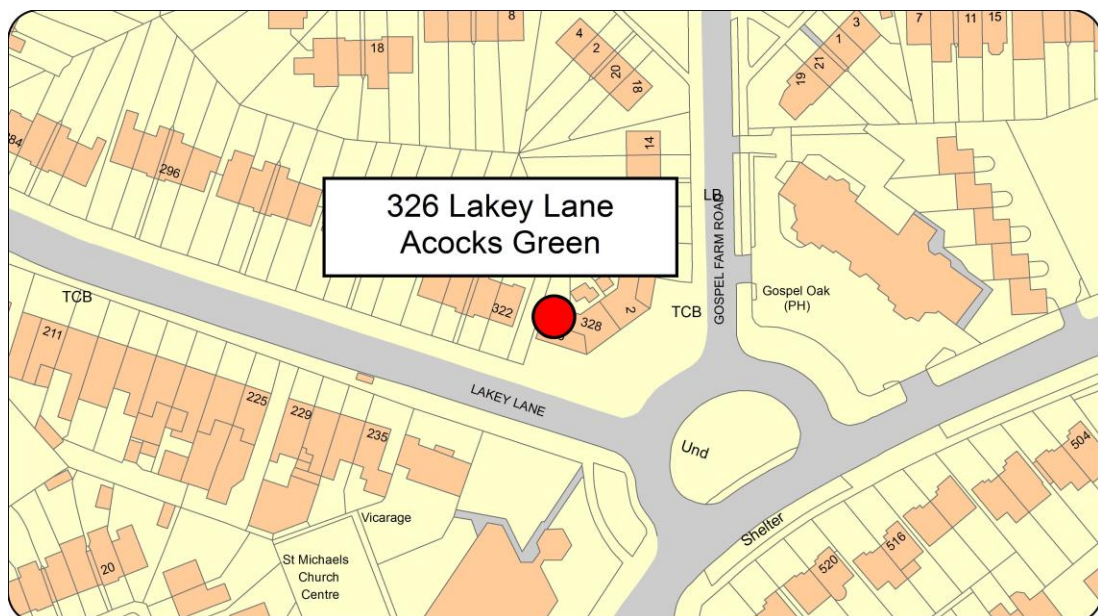
Rateable Value: £5,200 (five thousand two hundred pounds)

**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**



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