



# A1 RETAIL SHOP TO LET

11 Bell Lane  
Kitts Green  
Birmingham  
B33 0HS

A municipal lock-up shop situated within a traditional municipal shopping parade with Housing Department maisonettes above.



Birmingham Property Services, Birmingham City Council,  
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**Misrepresentation Act 1967**

1. These particulars do not constitute or form any part of an offer or contract.  
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.  
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.  
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

**Location:**

The premises are situated on Bell Lane in a busy parade which forms part of the parade known as Bell Lane/Tile Cross Road in Kitts Green in a residential area. The lock-up shop is set back from the road and has ample parking to the front.

**Accommodation:**

A ground floor retail unit situated within a traditional housing shopping parade with a variety of uses. Operators within the parade include a Barbers, Café, Dental Surgery, Fish & Chip Shop, Hairdressers, Indian Takeaway, Nail Salon, Newsagents, and an Off-Licence. Parade also benefits from National Operators Greggs and Lloyds Pharmacy.

The accommodation includes a main sales retail area with storage room and W/C facilities to the rear. In addition there is an additional storage room and a former garage which has been converted for storage.

**Approximate Areas: Metric Imperial**

Net Internal Area:	71.66 m <sup>2</sup>	771 ft <sup>2</sup>
ITZA:	34.99 m <sup>2</sup>	377 ft <sup>2</sup>
Storage Room 1:	1.88 m <sup>2</sup>	20 ft <sup>2</sup>
Storage Room 2:	17.40 m <sup>2</sup>	187 ft <sup>2</sup>
Storage Room 3:	13.64 m <sup>2</sup>	147 ft <sup>2</sup>

**Use:**

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

**EPC:**

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

**Tenure:**

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease (or multiples thereof).

**Rent:**

Offers are invited in excess of £11,000 per annum.

**Rating Assessment:**

We have been advised by the Local Authority's Business Rates section of the following:

Current Rateable Value: £3,400 pa  
Rates Payable 2020/2021: £1,697 pa

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511/5510 to verify the rates payable and whether they qualify for reduction.

**Covid-19:**

Please note that in accordance with government guidance, all prospective viewers will be required to maintain social distancing when viewing the property. Viewers are to bring their own personal protective equipment as they feel necessary.

**Viewings are strictly by appointment via:-**

Birmingham Property Services - Lettings Team

Telephone: 0121 303 3935

Email:

bpslettings@birmingham.gov.uk

### LOCATION PLAN



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### AERIAL VIEW



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