

Retail Premises - To Let



3 The Fold, Kings Norton, Birmingham, B38 9BL



Size: 1,428 Sq Ft (132.66 Sq M)

Rent: £7,000 per annum


Key Features

- Benefitting from a rear service road
- Competitive Rates
- Flexible terms, short break options offered
- Storage available at the rear

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.

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Location

The premises form part of the Fold is situated off Sisefield Road, close to the A441 Redditch Road, Kings Norton. The premises are located within a residential area.

Description

A ground floor municipal lock-up shop situated within a traditional municipal shopping parade with Housing Department maisonettes above. The accommodation includes a main sales retail area, with internal storage to the rear, kitchen area and W/C. To the rear there are two external storage areas.

Accommodation

Accommodation	Sq Ft	Sq M
Net Internal Area	602	55.93
ITZA	469	43.57
External Storage	357	33.17
Total	1,428	132.66

Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020, formerly A1.

EPC

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

Tenure

The premises are available leasehold. 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 £7,000 per annum.

VAT

VAT is not applicable to this property.

Business Rates

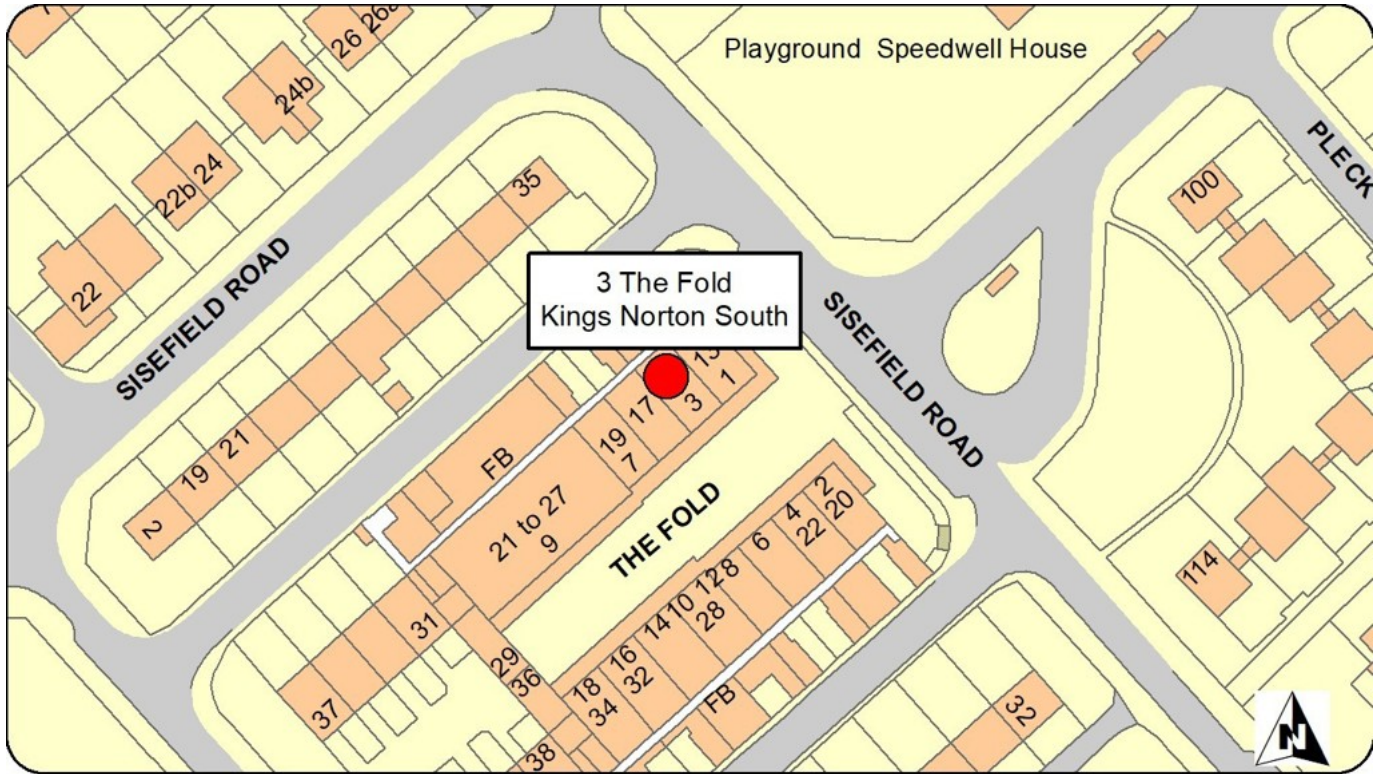
Interested parties are able to verify the national non-domestic rates payable and any qualification for Small Business Rates Relief with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 /5510 or 5511.

Rates Payable 2023/2024: £2,900 pa

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email bpslettings@birmingham.gov.uk



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