

Sara Park Play Centre- To Let

Sara Park Play Centre, 160 Herbert Road, Small Heath B10 0PR



Size: 1,187 Sq Ft (110.27 Sq M)

Rent: £9,000 per annum exclusive

Key Features

- Easily accessible by public transport to & from the city centre
- Generous incentives
- Prime location
- Served well by excellent public transport

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

This building/property is accessible by foot/bicycle only and is situated within a park known as Sara Park. The surrounding area is mainly residential with religious buildings i.e. mosque and a church within close proximity on Herbert Road.

In addition, Sara park is surrounded by some light industrial warehouses. The busy Coventry Road is approximately a mile of walking distance to the subject property where there is a variety of Cafés, Restaurants, Retail shops etc.

Description

A purpose built single storey former community centre of breeze block construction with a pitched tiled roof comprising a corrugated Perspex central section. Access through the main door leads into a corridor where there is a disabled toilet, separate male & female toilets.

From the corridor there is a door which leads into the main open plan room of the property. Doors from the main area lead into a kitchen, plant room which houses the boiler, office room one, office room two and finally another small vestibule which opens into office room three. In addition, in this vestibule there is a door which leads into office room two.

Use

The premises fall within User Class D1 (Non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and will be restricted to community use only.

EPC

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

Tenure

The property will be let on a full repairing and insuring lease along with the ingoing Tenant being responsible for maintaining the interior as well as the exterior of the property.

In addition, the Tenant will also be liable for insuring the building and also for meeting all liabilities for the outgoings i.e. gas, electricity, water and Business Rates.

Rent

£9,000 per annum

VAT

VAT is not applicable to this property.

Business Rates

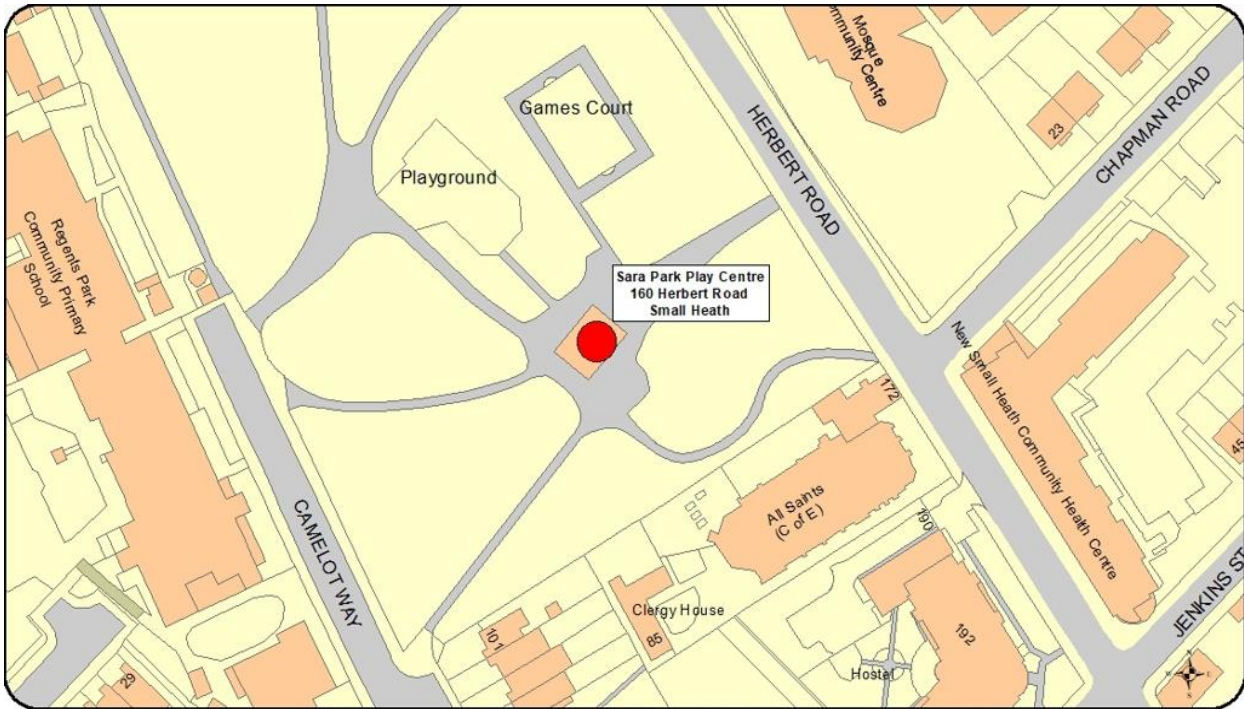
Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

We have been advised by the Local Authority's Business Rates section of the following:
Current Rateable Value: £8,400 pa
Rates Payable 2022/23: £4,200 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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