

# Retail Premises - To Let



Unit 2, Aston Lane Units, Aston Lane, Perry Barr/Aston,  
Birmingham B20 3BU



Size: 672 Sq Ft (62.43 Sq M)

Rent: Offers are invited in excess of £12,500  
per annum exclusive.

## Key Features

- Onsite Parking Available
- Convenient Location
- Ground floor retail lock-up shop

### Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
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## Location

The premises are situated on the main Aston Lane in front of Perry Barr Job Centre.

A ground floor retail unit situated within similar three other units. Main activity is on Birchfield Road and Wellington Road where there are a number of independent retailers including a Barbers, Convenience Store, Supermarket and plenty of restaurants and takeaways.

## Description

A ground floor retail lock-up shop situated on Aston Lane within close proximity to One Stop Shopping Centre and has parking at the rear and has shared access with the job centre.

The accommodation comprises of an all glass frontage with main sales, disabled toilet and a small kitchen to the rear.

## Accommodation

Accommodation	Sq Ft	Sq M
Net Internal Area	672	62.39
ITZA	523	48.61
<b>Total</b>	<b>672</b>	<b>62.43</b>

## Use

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

The premises are not suitable for use as a café, restaurant or hot food takeaway and Landlords' consent will not be granted for change of use.

## Tenure

The Landlord may consider the following on a full repairing and insuring term:

- (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 £12,500 per annum exclusive

## 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.

## Viewing

Viewings will be carried out strictly by appointment only. Please contact Henry Pease on the number below or via email if you wish to attend a viewing on the following date/time:

Tuesday 4th June at 11:30am - 12:30pm

Tuesday 11th June at 11:30am - 12:30pm

**Telephone: 07511 406 585**

**Email: [henry.pease@birmingham.gov.uk](mailto:henry.pease@birmingham.gov.uk)**

## EPC

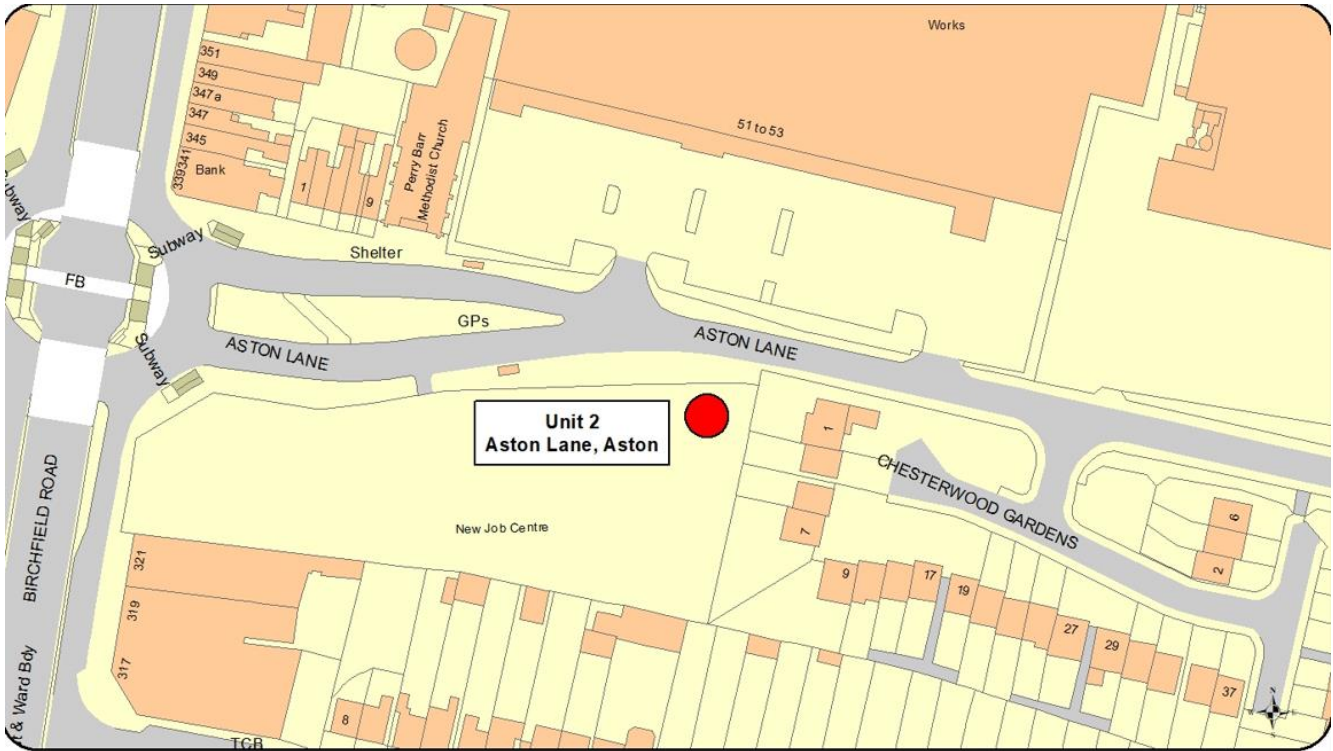
A copy of the Energy Performance Certificate can be made available upon request.

## Offers/Deadline:

OFFER SHOULD BE SUBMITTED IN WRITING ON THE ATTACHED TWO FORMS ALONG WITH SUPPORTING DOCUMENTS AND EMAILED AT THE FOLLOWING:

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

OFFERS WILL NOT BE OPENED UNTIL AFTER THE CLOSING DATE HAS EXPIRED. Offers to be received by NO LATER THAN MIDDAY THURSDAY 20TH JUNE 2024.



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