

# Retail/Office Premises - To Let



14-16 Arden Road, Frankley, Birmingham B45 0JA



Size: 1,504 Sq Ft (139.72 Sq M)

Rent: Offers are invited in excess of £16,500 per annum exclusive

## Key Features

- Free on-site parking
- Large double unit
- 2 kitchenettes and WC facilities
- Private rear servicing yard

### 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 in the Holly Hill Shopping Centre in Frankley, Birmingham and contain two municipal retail lock-up shops connected internally.

The wider parade was built in the 1960s and it is located within a parade of 10 other shops of mixed retail uses in a predominantly residential area.

The parade itself is set-back from the road. There is a good tenant mix at the parade i.e. Pharmacy, Furniture Shop, Fish & Chip Shop and a Supermarket.

## Description

The accommodation for each unit comprises a main sales area, a small kitchenette and toilet. Unit 16 has an additional room to the rear.

The units have a double glass frontage with electric roller shutters and a rear lockable loading bay or private parking space. The units benefit from free on-site parking.

## Use

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

## 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 £16,500 per annum exclusive.

## VAT

VAT is not applicable to this property.

## Business Rates

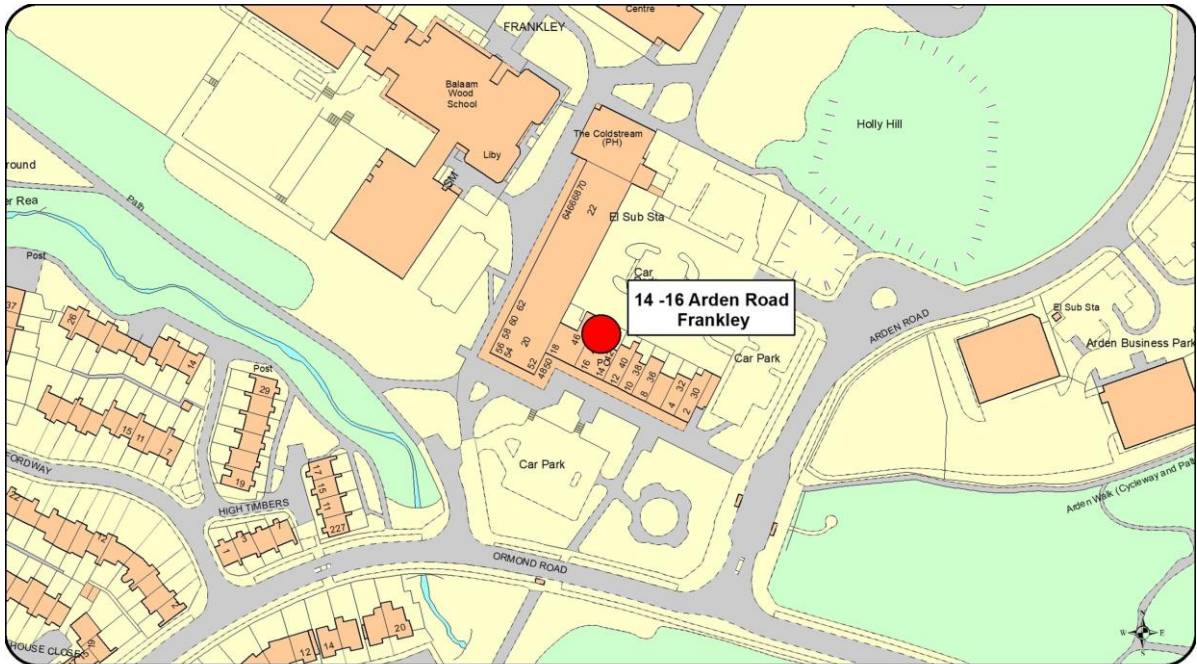
Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

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:

**Henry Pease -**  
**Henry.Pease@birmingham.gov.uk**



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