

TO LET

33 ALCESTER ROAD SOUTH, KINGS HEATH, BIRMINGHAM, B14 7JQ



669 SQ FT (62 SQ M) NIA PROMINENT REFURBISHED RETAIL UNIT

- ESTABLISHED PARADE
- RARE OPPORTUNITY
- GROUND FLOOR
- WETHERSPOONS, LLOYDS & SAINSBURYS NEARBY
- NEW LEASE
- AVAILABLE IMMEDIATELY

**ASKING RENT £21,000 PER ANNUM
(NO VAT)**

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LOCATION

The Property is conveniently situated on Alcester Road South, approximately 2 miles south of Birmingham City Centre. Junction 3 of the M42 is 3 miles to the south.

Alcester Road South is one of the main artery roads linking Birmingham City Centre with the motorway network.

The occupiers in the vicinity include a range of local independents alongside national retailers and leisure operators including Wetherspoons, Ladbrokes, Sainsbury's and Nationwide Building Society.

DESCRIPTION

The Property comprises the ground floor of an end-terraced purpose-built commercial premises. Internally the space is currently configured to provide:

Ground Floor

- Retail Area
- Staffroom
- Counter
- Customer/Disabled WC
- Staff WC

The total Net Internal Area (NIA) is 669sqft (62sqm).

RENT

£21,000 Per Annum (No VAT)

REATEABLE VALUE

£18,250

REPAIR OBLIGATIONS

Full Repairing and Insuring Terms.

EPC

Band D (78)

TENURE

A new Business Lease for a term of 3 or more years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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