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)

RATEABLE 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.
Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.