



22 Watford Road, Birmingham, B30 1JA

To Let Ground Floor Lock-up Shop

Summary

Tenure	To Let
Available Size	1,080 sq ft / 100.34 sq m
Rent	£20,000 per annum
Rates Payable	£6.58 per sq ft Benefits from Small Business Rate Relief.
Rateable Value	£14,250
EPC Rating	C (64)

Key Points

- Prominent location near Pershore Road
- Lease term to be in multiples of 3 years
- Good transport links
- Busy retail parade fronting Watford Road
- Close to all amenities

Description

Ground floor of a centre terrace two storey building of brick construction. The ground floor sales area has aluminium framed plate glass display window to the front elevation. Internally, there is an open sales area and to the rear there is a small warehouse facility. Floors are of solid construction with thermoplastic tiled covering, having suspended ceiling and fluorescent lighting.

Location

The premises are located within a local neighbourhood parade fronting Watford Road in Cotteridge, close to its junction with the Pershore Road which serves a very large catchment area. All amenities are within the immediate vicinity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,080	100.34	Available
Total	1,080	100.34	

Tenure

The premises are to be let on the equivalent of a Full Repairing and Insuring basis for a term of years incorporating 3 yearly rent reviews. The landlord will insure the premises and recharge the tenant 66% of the annual premium.

Services

All mains services are connected to the property.

Rateable Value

The rateable value is £14,250

EPC

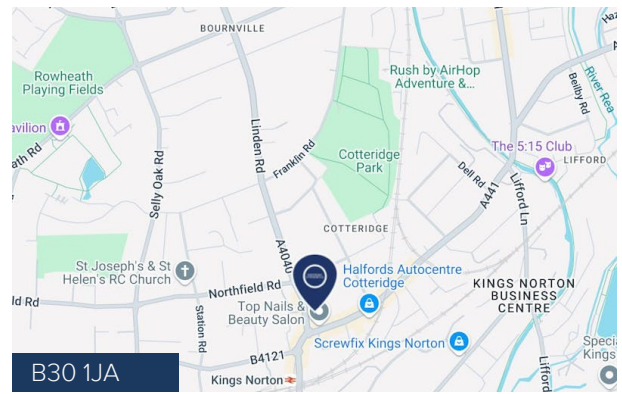
C(64)

Legal Costs

Each party will be responsible for their own legal costs incurred in this matter.

Viewing

Strictly by appointment with the Agents.



Viewing & Further Information

Charlie Boswell

01564 778 890 | 07913 142038

charlie@shepcom.com

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