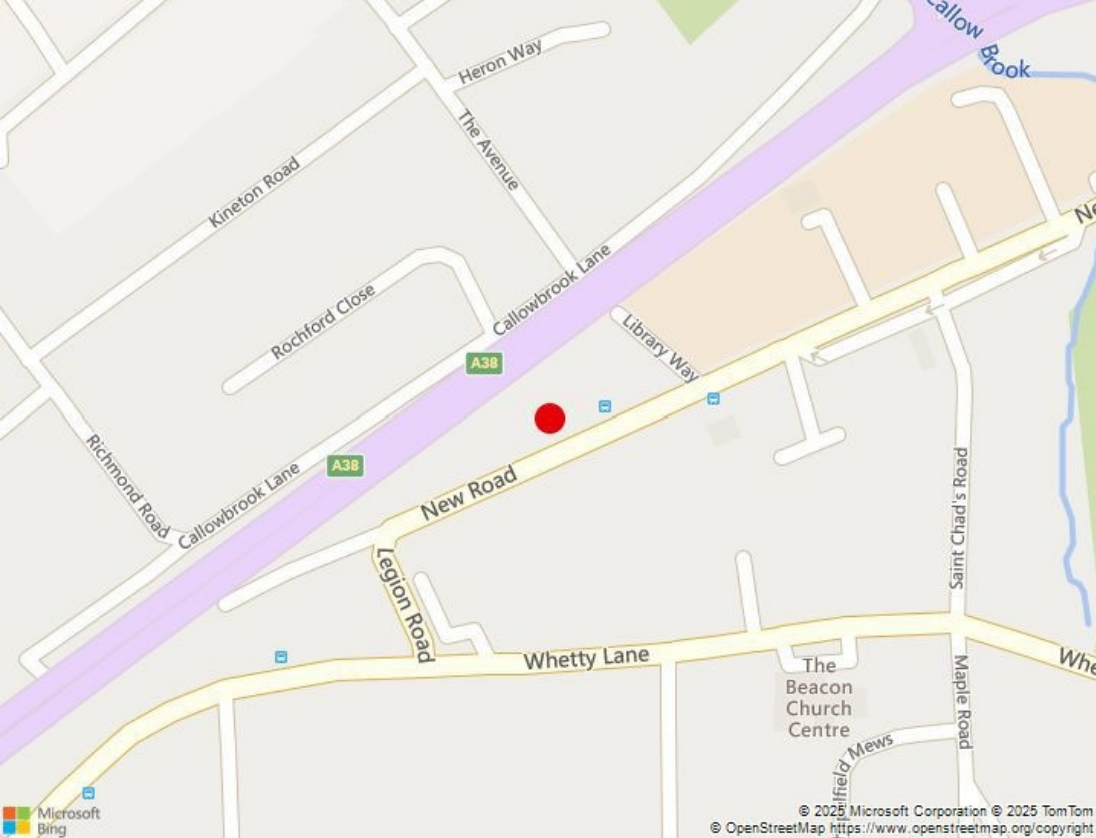


LARGE RETAIL UNIT TO LET

77-79 New Road, Rubery, Birmingham, Worcestershire, B45 9JT

2,954 SqFt (274.43 SqM) | £22,500 per annum exclusive





KEY FEATURES

- Prominent location fronting New Road, Rubery
- Prominent glazed frontage
- Self-contained retail unit
- Service road parking
- Immediately available

LOCATION

The premises are prominently located fronting New Road at its junction with Library Way at the southern end of New Road, close to the junction with the A38 Callowbrook Lane within a mixed commercial and residential area of Birmingham. Longbridge Railway Station is in close proximity.

DESCRIPTION

The premises comprise a self-contained ground retail unit, which would originally have been built as four self-contained ground floor units but has been opened up to create a single large retail unit with kitchenette and WC within each section.

The premises are to be let as one although consideration may be given to splitting into smaller units.



Area	SqFt	SqM
Ground Floor Retail	2,488	231.14
First Floor Ancillary	466	43.29
Total Floor Area	2,954	274.43

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TERMS

The property is available by way of a new 5 year lease or multiples thereof on an effectively full repairing and insuring lease.

ASKING RENT

£22,500 per annum exclusive

EPC

Energy Performance Rating C - 56.

Certificate available on request.

BUSINESS RATES

Rateable Value £26,500 obtained from the Valuation Office Rating List.

Rates Payable 2025/2026 £13,223.50

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



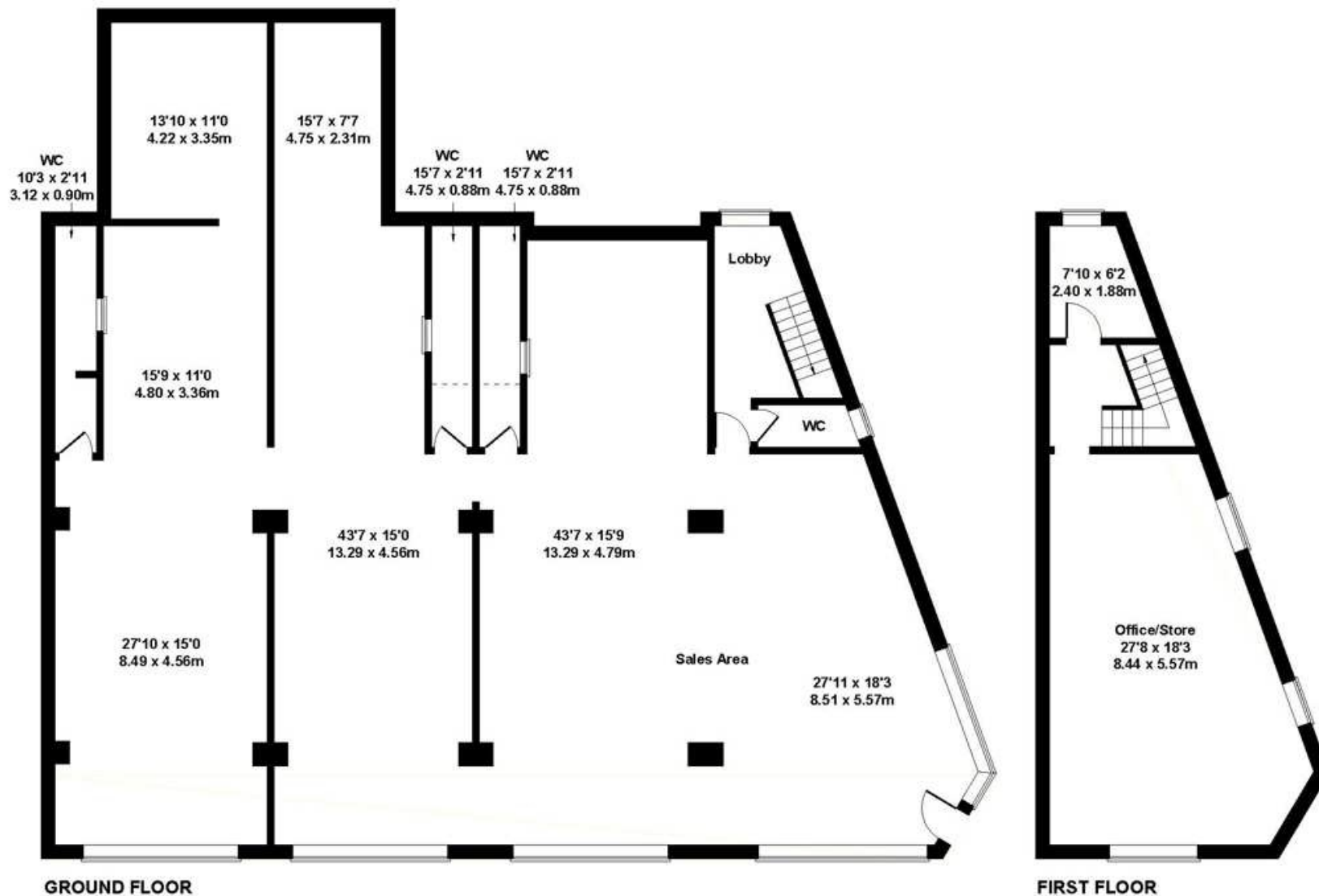
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

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