

TO LET



LARGE RETAIL PREMISES 266/268 HIGH STREET, ERDINGTON, B23 6SN



LOCATION

The premises are well located on the main High Street close to the Six Ways Island. Occupiers in the immediately vicinity include **Cash Generator, British Heart Foundation, Cake Box, Scrivens**, etc.

DESCRIPTION

The premises comprise a large ground floor unit with first floor storage accommodation previously occupied by **Poundland**

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

GROUND FLOOR AREA 6000 sq ft 557 sq m

FIRST FLOOR

FIRST FLOOR AREA 3240 sq ft 300 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£85,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£46,500**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 43 (Band B). A copy of the certificate is available upon request.

BUILDING INSURANCE

The incoming tenant will be responsible for the payment of the building insurance, which is currently **approximately £4,000 per annum**.

LEGAL COSTS

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

VAT

We understand that **VAT is payable on the rental**, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor –

First Floor -

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on **01527 821 111**

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