

TO LET



FORMER NAT WEST BANK

Units 3 & 4, 1160 WARWICK ROAD, ACOCKS GREEN, B27 6BP



LOCATION

This double fronted property is located in the heart of Acocks Green. The premises are adjacent to **Bet Fred & AG Pharmacy**. Major occupiers represented in Acocks Green include **Morrisons, Subway, Farmfoods, Aldi, Greggs, Iceland and Savers**.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (Front)	34'9"	10.6 m
TOTAL DEPTH	73'9"	22.5 m
GROSS GROUND FLOOR AREA	2565 sq ft	238 sq m

FOUR CAR PARKING SPACES AT REAR

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

£39,950 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£28,250**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property currently has a rating of 72 (Band C). This will expire on 9th August 2025. A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

There will be an annual service charge of **£1,000 pa** to be increased annually in line with CPI.

The tenant will pay a contribution in respect of building insurance equal to 60% of the cost of insuring the whole building. For the year to September 2025 this equated to **£1458.09**

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Available after September 2025 by prior appointment with **AMT Commercial on 01527 821111**

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