

# TO LET



## Large Ground Floor Premises 161 HIGH STREET, KINGS HEATH, B14 7DJ



### LOCATION

The premises are located in a prime trading position on Kings Heath High Street. The property is adjacent to **Santander** and close to **New Look, Clarks, Greggs, Costa, Poundland, Savers**, etc.

### DESCRIPTION

The premises comprise a large ground floor premises formerly occupied by Barclays Bank. The property is now back to a shell with a new shop front and electrically operated roller shutter. The property benefits from excellent rear loading facilities.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	21'6"	6.5 m
SHOP DEPTH	165'0"	50.3m
TOTAL GROUND FLOOR AREA	6830 sq ft	634 sq m

### LEASE

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

### RENTAL

**£75,000** pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: **£55,000**  
Please contact the Local Authority for further information.

### BUILDING INSURANCE & SERVICE CHARGE

Building insurance is approximately **£3,185** per annum.  
Service Charge is currently **£2,439** per annum.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 59 (Band C). A copy of the certificate is available upon request.

### LEGAL COSTS

Each party are 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 - <https://youtu.be/J92CnWNimkl>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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