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ROBERTSON  BROWN

LARGE RETAIL UNIT TO LET - (Subject to Vacant Possession)



Unit 1, 1146 Warwick Road, Acocks Green, Birmingham B27 6BL

## FEATURES

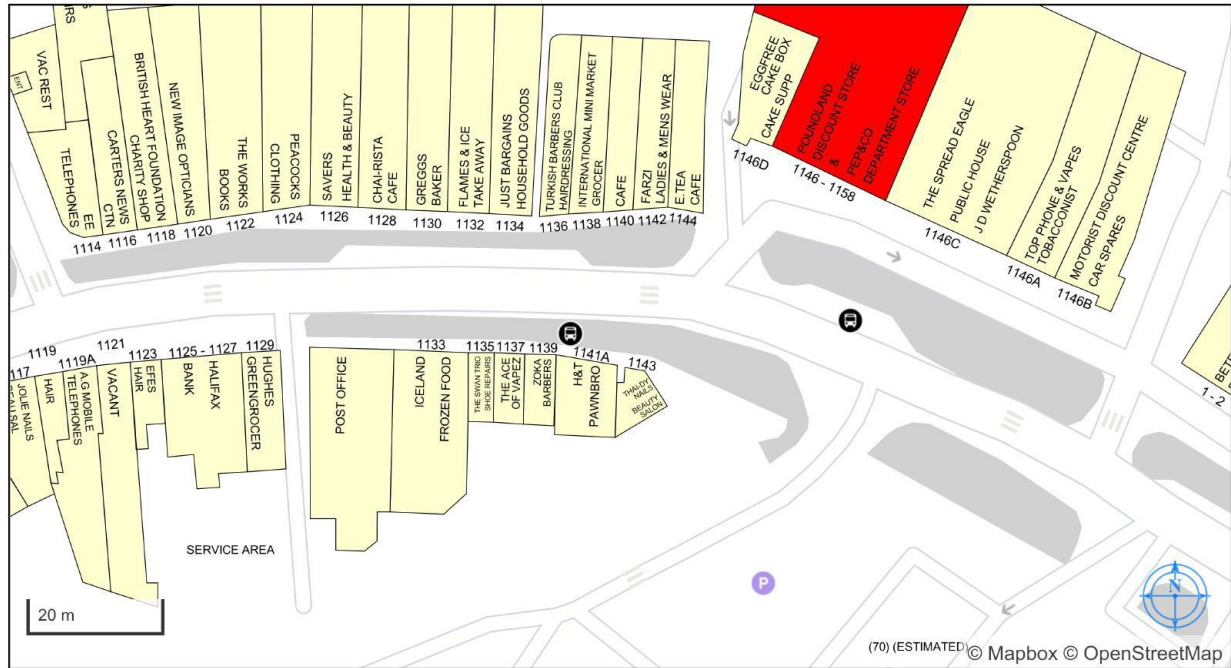
- Large store to let
- Wetherspoons, Morrisons & Iceland nearby
- Quoting rent - available upon application
- Viewing by appointment only

## CONTACT

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## LOCATION

The subject premises comprise of a large store located in a good trading location positioned opposite MORRISONS SUPERMARKET. Other nearby retailers include CAKEBOX, ICELAND and WETHERSPOONS etc.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rental is available upon application and is exclusive of business rates and VAT.

## LEGAL COSTS

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

EPC available upon request.

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

## ACCOMMODATION

The property is arranged over basement and ground floor only and offers the following approximate dimensions and net internal floor areas:-

INTERNAL WIDTH 16.28m (53ft 4")

SHOP DEPTH 28.70m (94ft 2")

GROUND FLOOR SALES 467.24 sq m (5,030 sq ft)

LOADING AREA 19.37 sq m (208 sq ft)

REAR STORAGE AREA 70.99 sq m (763 sq ft)

LOWER BASEMENT AREA 38.28 sq m (412 sq ft)

LOADING STORAGE AREA 71.95 sq m (775 sq ft)

## RATING INFORMATION

RATEABLE VALUE £53,500

RATES PAYABLE £29,692