



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PRIME FORMER
CAFE UNIT
TO LET**



BEARWOOD, WEST MIDLANDS

579 BEARWOOD ROAD, B66 4BH.

LOCATION

Bearwood is a busy West Midlands town, within the southern part of the district of Smethwick located 5 miles west of Birmingham city centre.

DESCRIPTION

The property comprises a former Costa Coffee unit offering a good sized ground floor sales area with storage/staff accommodation at first floor level and is located in the busiest position on Bearwood Road.

The property adjoins **Card Factory** & other nearby occupiers include **Greggs**, **Card Factory**, **Scrivens**, **Peacocks**, **Iceland**, **CEX**, **Specsavers** etc.

ACCOMMODATION

Ground Floor	Internal Width	26 ft 0in	7.93 m
	Shop Depth	72 ft	21.9 m
Ground Floor	Sales Area	1,800 sq ft	167.3 sq m
First Floor	Store/Staff	944 sq ft	87.7 sq m

RENT

Offers are invited in the region of **£37,500 per annum** exclusive.

LEASE TERM

The property is available via a new 10 year lease with a rent review at the end of the fifth year of the term.

RATES

Rateable Value (2023)	£30,000
Interested parties are advised to make their own enquiries regarding rates payable for 2026/27.	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446).

EPC

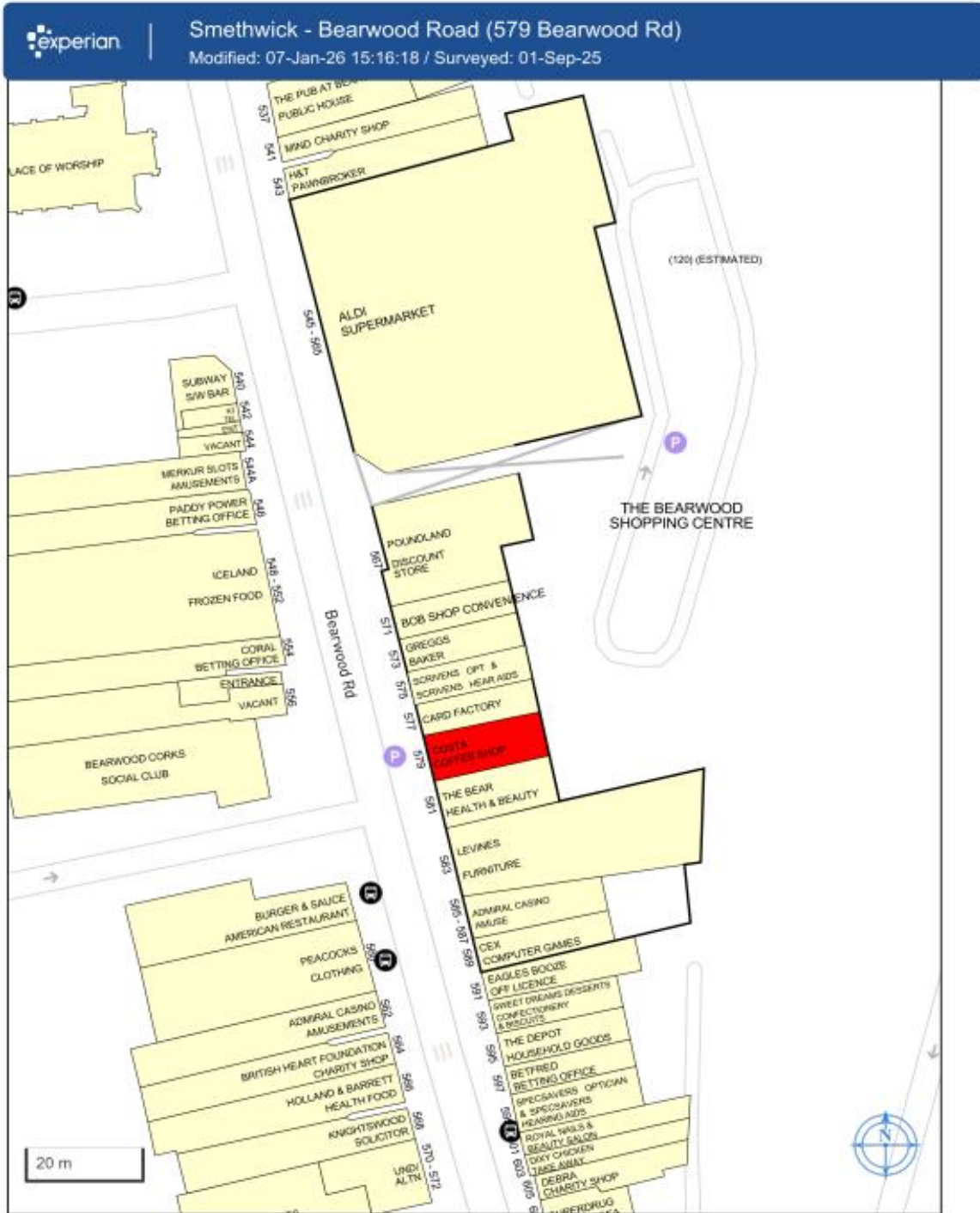
A copy of the Energy Performance Certificate is available on request

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