



Picton Jones & Co

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## TO LET

### LOCK- UP SHOP PREMISES

**UNIT 2, 1160 WARWICK ROAD  
ACOCKS GREEN, BIRMINGHAM, B27 6BP**



- **PROMINENT AND BUSY TRADING LOCATION**
- **CLASS E PLANNING USE – RETAIL / OFFICE/ RESTAURANT**
- **FITTED OUT- READY TO TRADE**
- **COMPETITIVE TERMS & IMMEDIATE OCCUPATION**

#### SITUATION/LOCATION

Acocks Green is situated in south Birmingham, with the Main A41 Warwick Road connecting Birmingham with Solihull and Junction 5 of the M42 Motorway.

The Subject Property Occupies a Prominent and Busy Trading Location. The New Morrisons and Poundstretcher are located nearby and other adjoining Retailers include Cash Converters, Iceland, Lloyds Chemists, etc. See Plan Over.

There are Car Parking Provisions in the Layby fronting the Premises and additional Parking Provisions on and off Warwick Road.

#### DESCRIPTION / ACCOMMODATION

The Subject Property comprises a Modern Ground Floor Lock-up, forming part of a Parade of Similar Premises which benefit from Rear Servicing Provisions.

The Premises have the following brief Areas and Dimensions

Gross Frontage	-	20' 8"
Internal Width	-	19' 4"
Ground Floor Sales W/C	-	950 sq ft

Rear Servicing / Parking Facilities

#### PLANNING

The Premises are within Class E of the New Use Classes Order and can be used as a Shop, Financial / Professional Services, Restaurant / Café, Offices, Clinic / Nursery and Gymnasium. Interested Parties should make their own Enquiries of the Planning Authority

#### TENURE

The Property is Offered by way of a New FR&I Lease, for a Term to be agreed, subject to a 5 Yearly Rent Review Pattern, and Rental Offers in the Region of £16,000 p.a.x are Invited.

#### RATEABLE VALUE

We have made enquires to the Valuation Office Agency Website and understand that the Premises are current Assessed as follows:-

Rateable Value	-	£15,000.00
Rates Payable 2022/2023	-	£ 7,485.00

It is understood that in the Year April 2022/2023 the Government will grant a 50% Concession. However interested Parties must make their own enquiries to the Local Authority.

#### LEGAL COSTS

Each Party is to be responsible for its own Legal Costs.

#### EPC

Available on Request.

#### VIEWING

All Viewings are **STRICTLY BY APPOINTMENT** with the Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022).

#### SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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