



Picton Jones & Co

0121 643 3232

TO LET

LOCK- UP SHOP PREMISES WITH A3/A5 USE

**UNIT 8, 1160 WARWICK ROAD
ACOCKS GREEN, BIRMINGHAM, B27 6BP**



- **PROMINENT AND BUSY TRADING LOCATION**
- **A3 / A5 PLANNING USE – FORMERLY KFC**
- **PARTIALLY FITTED OUT**
- **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. Sainsburys and Poundstretcher are located nearby and other adjoining Retailers include Cash Converters, Natwest, Lloyds Chemists, Scope, etc. See Plan Over.

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

KFC Occupied the Premises until recently and the Tenants Shopfit and Extraction Equipment remains In-Situ.

Benefitting from A3 / A5 Planning, the Premises can also be used for A1 & A2 Planning Purposes.

The Premises have the following brief Areas and Dimensions

Gross Frontage	-	18' 6"
Internal Width	-	16' 9"
Ground Floor Sales	-	c 850 sq ft
Rear Ancillary	-	c 350 sq ft
W/C		
Rear Servicing / Parking Facilities		

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 £17,500 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	-	£14,000.00
Rates Payable 2019/2020	-	£ 6,874.00

We Recommend that Interest Parties should make their own enquiries.

LEGAL COSTS

The Ingoing Tenant is to be responsible for all Legal Costs associated with the Transaction.

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/02/2017.).

SUBJECT TO CONTRACT



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