



Picton Jones & Co

0121 643 3232

TO LET RETAIL PREMISES

**120 HIGH STREET
ERDINGTON, BIRMINGHAM, B23 6RS**



- **PRIME TRADING LOCATION BETWEEN PEDESTRIANISATION AND CENTRAL SQUARE SHOPPING CENTRE**
- **FULLY FITTED OUT – READY TO TRADE**
- **COMPETITIVE TERMS**

SITUATION/LOCATION

Erdington is located some 3 miles to the north of Birmingham City Centre is one of Birmingham's busiest Suburban District Shopping Centres.

The Premises occupy a Prime Trading Location situated between Central Square Shopping Centre and the Pedestrianised High Street with adjoining and nearby retailers including New Look, Bodycare, Holland & Barrett, EE, Store Twenty One, etc.

See Plan Over.

DESCRIPTION / ACCOMMODATION

The Premises comprise Ground Floor Sales with First Floor Storage Accommodation and benefits from Rear Servicing Arrangements.

Fully fitted out, the Property has a Modern Shop Front, Suspended Ceiling with Gridmate Lighting, Lined / Plastered Walls etc – Ready to Trade

Gross Frontage	-	13' 6"
Internal Width	-	12' 10"
Build Depth	-	60' 10"
Ground Floor Sales	-	640 sq ft
First Floor Ancillary	-	c 350 sq ft

TENURE

A New Lease is Available for a Term of 10 Years on effective FR&I Terms, subject to a 5 Yearly Rent Review Pattern, at an Asking Rental of £20,000 p.a.x..

RATEABLE VALUE

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

Rateable Value	-	£11,250.00
Rates Payable 2019/2020	-	£ 5,523.75

LEGAL COSTS

Each Party to be responsible for their own Legal and Surveying Costs associated with the Transactions.

TIMING

Possession is available on Completion of Legal Formalities.

EPC

Available on Request.

VIEWING

All Viewings are **STRICTLY BY APPOINTMENT** with the Sole Retained Agents. The Shop Staff are Unaware of the Impending Disposal and the Matter is to be treated in Confidence. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/03/2016).

SUBJECT TO CONTRACT



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