



Picton Jones & Co

0121 643 3232

TO LET

GROUND FLOOR LOCK-UP RETAIL PREMISES

**109 ALCESTER ROAD
MOSELEY, BIRMINGHAM, B13 8DD**

(STRICTLY CONFIDENTIAL - STAFF UNAWARE)



- PRIME TRADING LOCATION WITHIN MOSELEY VILLAGE
- A2 / A3 & A5 SUBJECT TO PLANNING
- COMPETITIVE TERMS

SITUATION/LOCATION

Moseley is a densely populated Residential Suburb of Birmingham, located approximately 4 Miles South of the City Centre.

Surrounding Areas include Kings Heath and Edgbaston.

The Subject Premises Occupy a Prime Trading Location fronting the Main A435 Alcester Road in the Centre of Moseley Village.

Adjoining and nearby Occupiers include Sainsburys, Co-Operative Food, Boots, Subway, Etc.

DESCRIPTION / ACCOMMODATION

The Property comprises a Ground Floor Lock-Up and benefit from Rear Servicing Arrangement.

Gross Frontage	-	18'
Internal Width	-	16' 3"
Shop Depth	-	72' 11"
Ground Floor Sales	-	1,183 sq ft
Rear Ancillary	-	320 sq ft

TENURE

The Property is Available by way of a New FR&I Lease, for a Term to be agreed, 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	-	£19,500.00
Rates Payable 2019/2020	-	£ 9,828.00

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. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/08/2016.).

SUBJECT TO CONTRACT



TALBOT HOUSE, 14, DIGBETH, BIRMINGHAM, B5 6BH. FAX: 0121 643 6216

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