



Picton Jones & Co

0121 643 3232

**NORTHFIELD, BIRMINGHAM, B31 2NN  
768 BRISTOL ROAD SOUTH**

**TO LET  
RETAIL SHOP AND PREMISES**



**SITUATION/LOCATION**

The Property is situated in Northfield which is Birmingham's largest Suburban District Shopping Centre.

Birmingham City Centre is approximately 5 Miles North East of the Property with Access to the National Motorway Network and Junction 4 of the M5 Motorway circa 5 Miles to the South West.

Principle Retailing Provisions are situated within the Northfield Shopping Centre and along the Bristol Road South.

The Property is Located within a Prime Trading Location on the Bristol Road South with adjoining and nearby Retailers including Specsavers, CEX, Home Bargains, Max Spielmann, etc. Per Plan Over.

**DESCRIPTION/ACCOMMODATION**

The premises comprise Ground Floor Sales with Basement and First Floor Ancillary.

Until recently the Premises were occupied as a Café Bar and are Fitted Out with a Modern Shop Front, Ceiling, Lighting etc

Gross Frontage:	35'
Internal Width	22'6" Widening to 27" 10"
Shop Depth	138'
Ground Floor Sales	c 3,500 sq ft
Basement Ancillary	1,200 sq ft
First Floor Ancillary	650 sq ft

**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.

- **PRIME TRADING LOCATION**
- **USE CLASS E, ENCAPSULATING FORMER A1, A2, A3, D1, D2 & B1 PLANNING USES**
- **COMPETITIVE TERMS**

**TENURE:**

The Property is held by way of an Existing Lease for a Term of 15 Years from 31<sup>st</sup> August 2018 on effective FRI Terms subject to a 5 Yearly Rent Review Pattern at a Rent Payable of £46,000 per annum.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest.

Alternatively, a Sub-Lease of the Accommodation can be made Available on Terms to be Agreed.

**RATEABLE ASSESSMENT:**

We are verbally advised that the Retail premises have a Rateable Value of £58,500.00 and rates payable for 2022/2023 of £29,952.00.

It is understood that in the Year April 2022/2023 the Government will Grant a 50% Concession.

Interested parties are advised to make their own enquiries with the Rating Local Authority.

**LEGAL COSTS:**

Each Party to be responsible for their own legal costs associated with the transaction.

**VIEWING:**

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

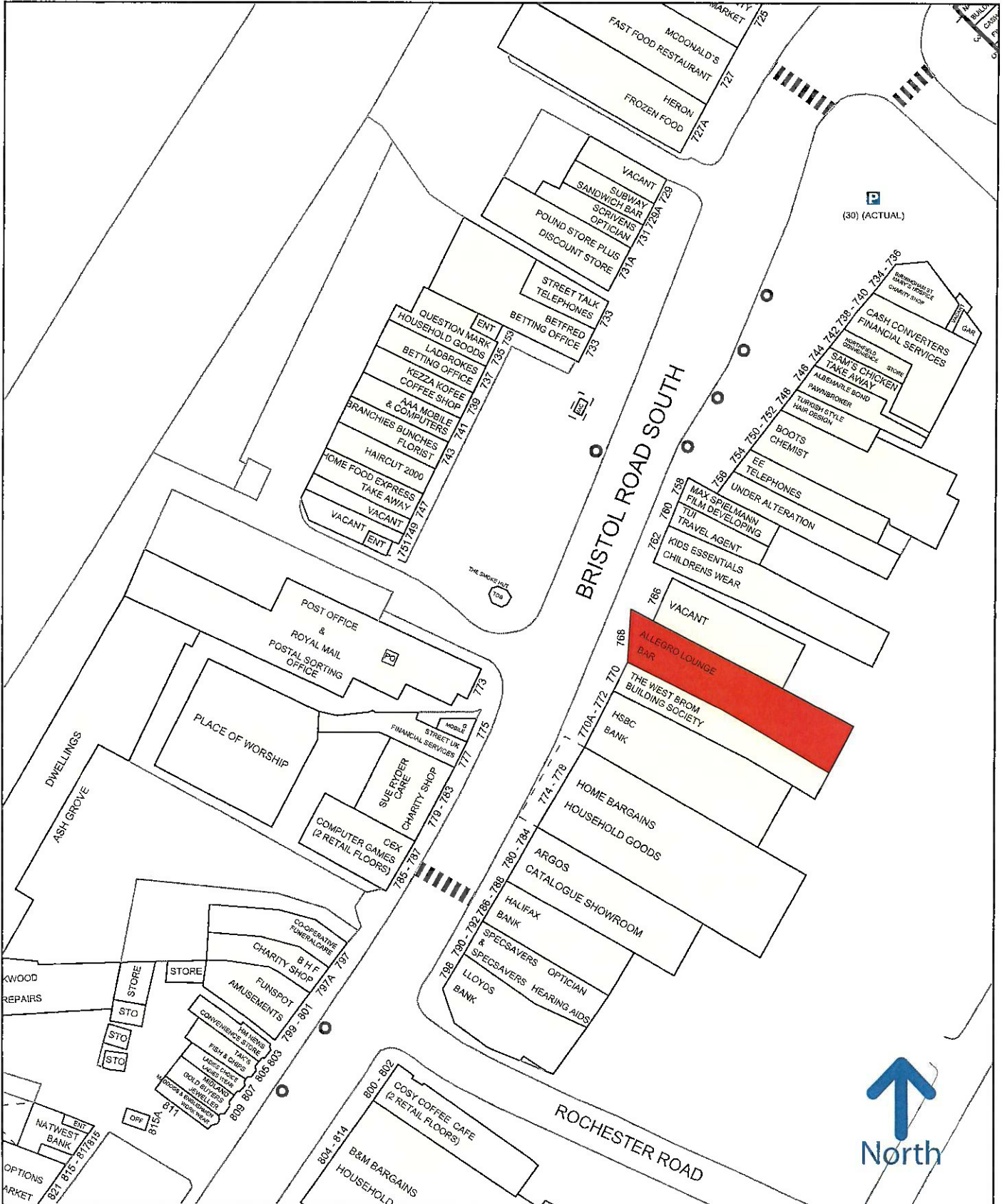
**SUBJECT TO CONTRACT**

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.



60B Bridge House, Waterside, Dickens Heath, Solihull, B90 1UD

Email: [enquiries@picton-jones.co.uk](mailto:enquiries@picton-jones.co.uk)



50 metres

Experian Goad Plan Created: 21/07/2020  
Created By: Picton Jones



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