



Picton Jones & Co

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NORTHFIELD, BIRMINGHAM, B31 2NS 820/822 BRISTOL ROAD SOUTH

TO LET RETAIL SHOP AND PREMISES



- **Busy Trading Location**
- **USE CLASS E, ENCAPSULATING FORMER A1, A2, A3, D1, D2 & B1 PLANNING USES**
- **New Lease – Competitive Terms**
- **Fully Fitted Out – Early Possession**

SITUATION/LOCATION

The Property is situated 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 Subject Property is Located fronting Bristol Road South, Located by B&M Retail with other adjoining and nearby Retailers including Aldi, Boots Opticians, Super News, etc.

DESCRIPTION/ACCOMMODATION

The premises comprise Ground Floor Sales with First Floor Stores / Ancillary, within a Terraced Block of Shop Premises.

The Accommodation is Fully Fitted Out with a Modern Shop Front, Ceiling Lighting, etc, Ready to Trade with the following Floor Areas namely.

Gross Frontage:	25'
Internal Width	24' (Narrowing to Rear)
Shop Depth	85'
Ground Floor Sales	1,400 sq ft
Rear Ancillary	90 sq ft
First Floor Stores	450 sq ft
W/C Accommodation	

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 to be made available by way of a new Lease for a Term of Years to be Agreed, on effective Full Repairing and Insuring Terms, subject to a 5 yearly upwards only Rent Review Pattern at a Commencing Rental of £24,000 p.a.x.

RATEABLE ASSESSMENT:

We are verbally advised that the Retail premises have a rateable value of £26,000.00 and rates payable for 2021/2022 of £12,7974.00.

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

LEGAL COSTS:

The ingoing Tenants to be responsible for all 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.



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