



Picton Jones & Co

0121 643 3232

TO LET SHOP AND PREMISES

**27 OAK TREE LANE
SELLY OAK, BIRMINGHAM, B29 6JE**



- **PROMINENT TRADING LOCATION AT JUNCTION OF BRISTOL ROAD WITH OAK TREE LANE**
- **REFURBISHED WITH ALUMINUM FRAMED SHOP FRONT, ELECTRONIC ROLLER SHUTTERS, LIGHTING, ETC**
- **NEW LEASE – COMPETITIVE TERMS & LOW RENTAL**

SITUATION/LOCATION

The Property is located in the Selly Oak District Shopping Centre of Birmingham.

Birmingham City Centre is approximately 2.5 miles to the North East of the Property, with access to the National Motorway Network with Junction 4 of the M5 Motorway 7 Miles to the South West.

The Subject Property is situated at the Junction of Oak Tree Lane with the Main A38 Bristol Road, benefitting from close proximity to Birmingham University and Queen Elizabeth Medical Centre.

Adjoining and nearby occupiers include a variety of A1 / A2 and A3 / A5 Users such as Dixons Estate Agents, new Burger & Sauce, P.O., T & G Computers, Shake Shop, Road Angels, Medipharma Chemist, etc.

DESCRIPTION

Comprising part of a Terrace of similar Premises, the Subject Property comprise Ground Floor Sales, Rear Storage with Basement Ancillary.

The Accommodation has recently been Refurbished and benefits from a Modern Aluminum Framed Shop Front, Electronic Roller Shutter Doors, Lighting – Ready to Trade.

There are rear service arrangements.

Benefitting from Planning Use Class E, the Premises can be utilised for Retail, Financial & Professional Services, Restaurant and Café, Office, Clinic, Heath Centre, Creche / Day Nursery / Centre or Gym.

ACCOMODATION

Gross Frontage	18'0"
Internal Width	15'8"
Shop Depth	44'6"
Ground Floor Sales	480 sq.ft.
Rear Ancillary	110 sq.ft
Basement	200 sq.ft

TENURE

The premises are 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 3 yearly upwards only rent review pattern and Rental Offers are Invited in the region of £13,000 per annum exclusive.

RATEABLE VALUE

The Premises require Reassessment for Business Rates, but are expected to qualify for Small Business Rates Relief.

This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

LEGAL COSTS

The ingoing tenant is to be responsible for the payment of all reasonable legal costs associated with the transaction.

VIEWING

All viewings are **STRICTLY BY APPOINTMENT** with the Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/08/2023.).

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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