



Picton Jones & Co

0121 643 3232

**TO LET  
SHOP AND PREMISES**

**OAK TREE LANE & 2 KATIE ROAD  
SELLY OAK, BIRMINGHAM, B29 6JG**



- PROMINENT TRADING LOCATION CLOSE BY TO JUNCTION OF BRISTOL ROAD SOUTH
- A1 / A2 & A3 PLANNING PERMISSION
- FULLY REFURBISHED WITH ALUMINIUM SHOP FRONT, ELECTRONIC ROLLER SHUTTERS, SUSPENDED CEILING, GRIDMATE LIGHTING
- NEW LEASE – COMPETITIVE TERMS

**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 and Junction 4 of the M5 Motorway 7 Miles to the South West.

Situated close by to the Junction of Oak Tree Lane with the Main A38 Bristol Road, the Subject Premises Benefit from close proximity to Birmingham University and Queen Elizabeth Medical Centre.

Fronting the main Pedestrian Crossing, adjoining and nearby Occupiers include a variety of A1 / A2 and A3 / A5 Users such as Medipharma Chemist, Post Office, Bohemia Restaurant, Dixons Estate Agents etc.

**DESCRIPTION**

The Subject Property consist of a Ground Floor End of Terrace Retail Lock-Up with the Benefit of a Front Forecourt and Rear Yard.

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

Benefitting from an Extended Planning Permission, the Premise can be utilized for A1, A2 and A3 Uses.

There are On Street loading and Parking Facilities together with Rear Service Arrangements.

**ACCOMODATION**

Front Forecourt	
Frontage To Oak Tree Lane	27' 8"
Return Frontage To Katie Road	34' 0"
Ground Floor NIA	950 sq.ft.
Yard & Rear Servicing / Parking Facilities	

**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 5 yearly upwards only rent review pattern and Rental Offers are Invited in the region of £12,000. per annum exclusive.

**RATEABLE VALUE**

We are verbally advised by the Local Rating Authority the entry in the 2010 Rating List is as follows:-

Rateable Value	£5,300.00
Rates Payable (2019/2020)	£2,544.00

The Premises may be Re-Assessed following Completion of the Refurbishment.

We recommend that interested parties should make their own particular enquires with the Local Rating Authority.

**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/06/17.).

**SUBJECT TO CONTRACT**



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

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