



Bank of Baroda (UK) Limited



TO LET

Retail Unit

1,314 sq.ft

(122 sq.m)

177 Soho Road, Handsworth, Birmingham, B21 9SU

- Located on main A41 Soho Road
- Dedicated car park to the front of the unit, as well as dedicated rear servicing

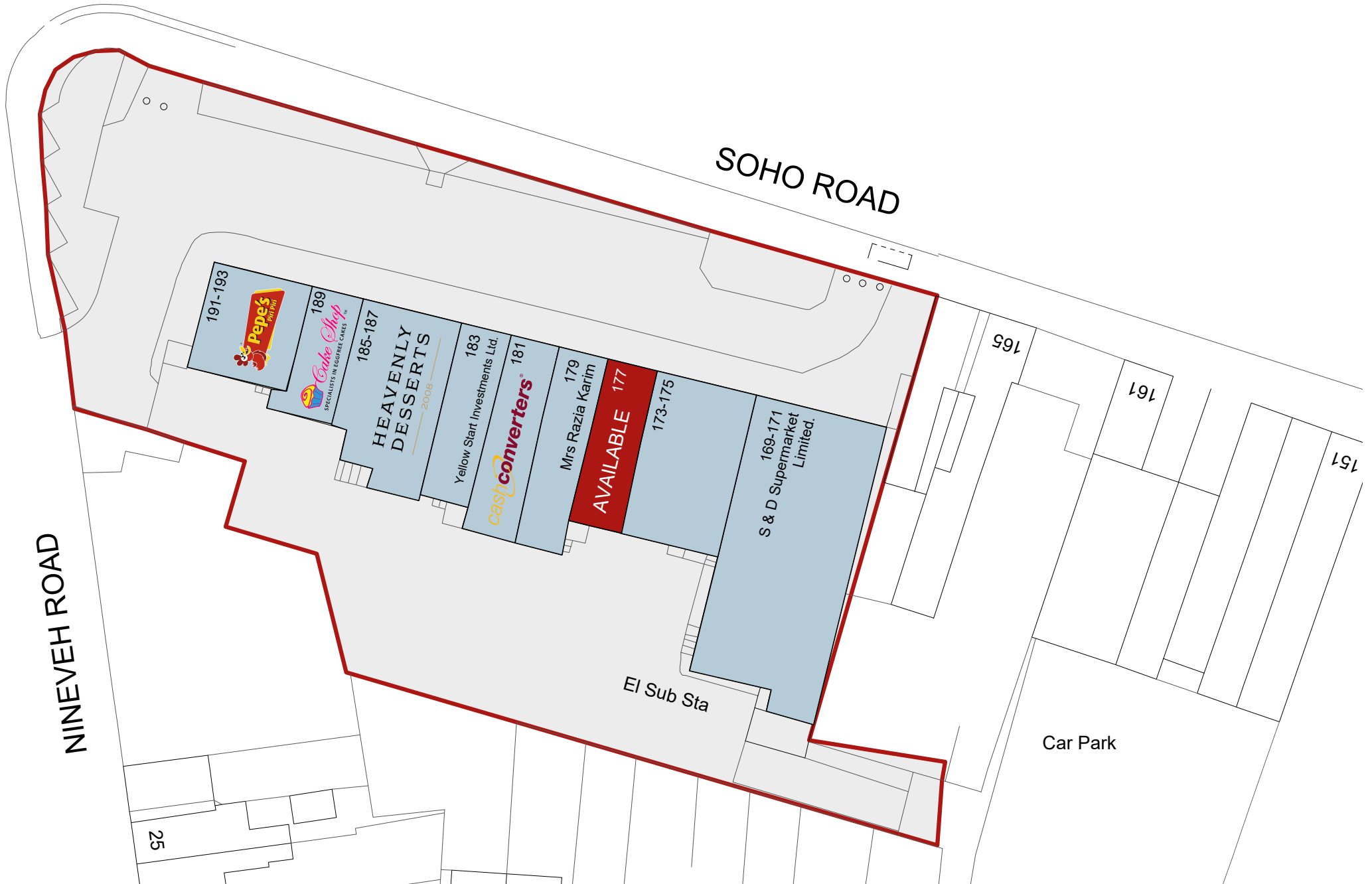
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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,314	122
TOTAL	1,314	122

Description

The property is located on the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 2½ miles South East of the subject premises with the M5 Motorway located approximately 1 mile North West. Forming part of a parade of retail units, the property benefits from a dedicated car park to the front of the unit, as well as dedicated rear servicing.

Rent

£35,000 (£42,000 inc VAT)

Rateable Value

Rateable value of £18,000, rateable value is subject to change. Interested parties are advised to make their own enquiries with the local authority

Services

All mains services are available.

Service Charge & Insurance

All units in the scheme contribute to the service charge of £2,853.24 (£3,423.88 inc. VAT) per annum. The landlord insures the structure and recovers the cost of the premium from the tenant.

Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - B21 9SU

Birmingham is the UK seconds largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers.



Viewing

Strictly via prior appointment with the appointed agent:

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

Ed Purcell 0779 380 8974

ed@creative-retail.co.uk

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