



TO LET



Prominent High Street Retail Unit

14 Watford Road, Cotteridge, Birmingham B30 1JA

QUOTING RENT

£15,000
PER ANNUM

KEY FEATURES

Mid parade shop in busy retail area

Prominent main road frontage in popular Cotteridge shopping centre

Open plan retail shop suitable for a variety of uses (STP)

Approximately 840 sq. ft. (78 sq m)

Kitchen & WC

Electric security roller shutters

Quoting Rent: £15,000 Per Annum



LOCATION

The shop is located in a prime trading position on the main Watford Road (a4040) in Cotteridge, opposite Poundstretcher and Acorn's Hospice.

National retailers located within the same parade as the subject property include Greggs, Card Factory and Subway. Cotteridge lies approximately 4 miles south of Birmingham City Centre, with excellent transport links in close proximity including Kings Norton railway station.

DESCRIPTION

The property comprises an open plan retail unit extending to some 840 sq. ft. (78 sq. m) or thereabouts.

To the rear of the premises there is a cold storage room, kitchen & WC. Car parking is available nearby by way of roadside and to the rear of the property.

The property further benefits from electric security shutters to the front

ACCOMMODATION

- Retail Shop
- Kitchen
- WC

RATEABLE VALUE

£14,000

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.



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LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

VAT

We are advised that VAT is not applicable.

LEASE TERMS

The property is available to let on new lease terms to be agreed at a quoting rent of £15,000 per annum.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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