



# TO LET



## Prominent Mid-Parade Retail Unit In Busy Retail Location

26 Alcester Road South Kings Heath Birmingham, B14 7PU

## KEY FEATURES

Prominent mid parade two story retail premises

Situation in busy Kings Heath retail parade

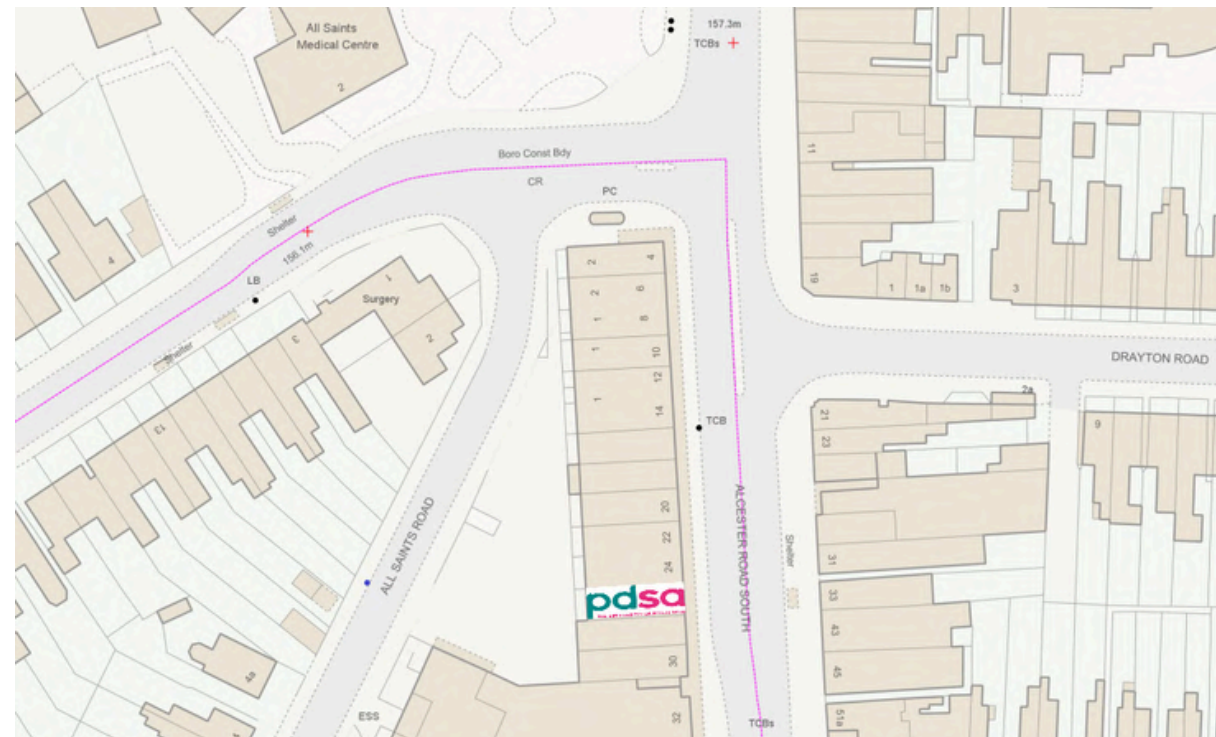
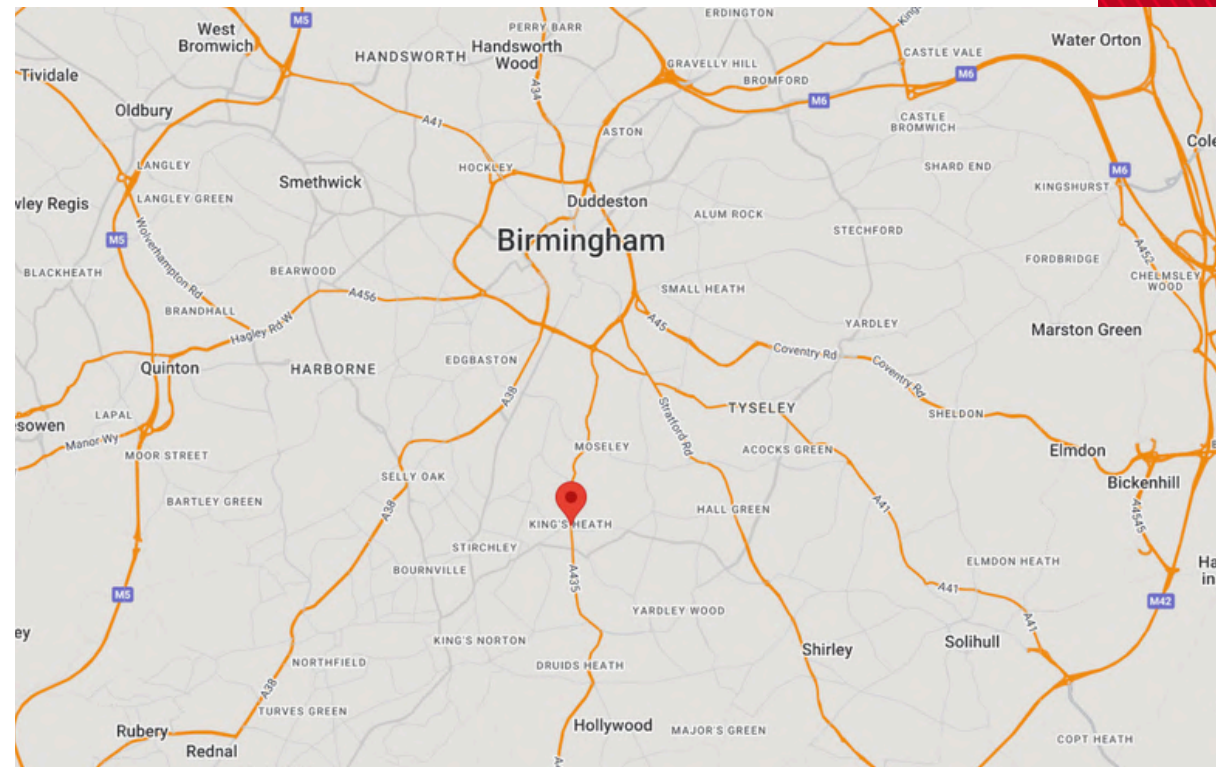
1,514 sq. ft. (140.66 sq m) over two floors

Car parking to the rear

Near to Sainsburys, Lloyds Bank, Ladbrokes and other national retailers

Flexible lease terms

£25,000 PLUS VAT PER ANNUM



## LOCATION

The property occupies a very prominent position on Alcester Road South near it's junction with Vicarage Road, within the prime retail pitch close to the Sainsbury's supermarket. Major multiple retailers within the immediate vicinity include, Boots, WH Smith, Superdrug, Argos and Poundland. It is also situated close to one of Kings Heath's main car parks in Institute Road.

Kings Heath is a popular residential suburb of Birmingham located approximately 4 miles (6km) south of the City Centre, 25 miles (40km) north of Worcester and 20 miles (32km) west of Coventry. The town lies within 5 miles (8km) from Junction 3 of the M42, which in turn links to the M40 (Junction 3A), the M5 (Junction 4A) and the M6 (Junction 7A).

## DESCRIPTION

A prominent mid parade retail unit extending to 1.514 sq. ft. (140.66 sq m) over ground and first floors and benefits from excellent levels of passing trade. The property currently let to PDSA and incorporates open plan retail space to the ground floor with ancillary accommodation top the first floor.

## ACCOMMODATION

Ground Floor: 75.43 sq.m. / 812 sq.ft.

First Floor: 65.21 sq.m. / 702 sq.ft.

## EXTERNAL

Allocated tenant car parking to the rear, with rear service access to the back of the property



## SERVICE CHARGE

There is a nominal proportionate service charge payable towards the maintenance of the rear service yard & car park.

## BUSINESS RATES

Current rateable value - £21,500

## VAT

We are advised that VAT is payable on rent & service charge .

## LEASE TERMS

The property is available on flexible lease terms for a period to be agreed. The quoting rent is £25,000 plus Vat per annum.

## LEGAL COSTS

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

## 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.



# CONTACTS

**James Mattin**

0121 524 1172

[jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)

**George Bassi**

0121 524 2583

[georgebassi@bondwolfe.com](mailto:georgebassi@bondwolfe.com)



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