



To Let

Hot Food Takeaway Opportunity

- Prominent corner Retail unit
- Established residential location
- Hot food takeaway consent
- 794 sq. ft. (73.76 sq. m) or thereabouts
- Large rear kitchen / prep area
- Quoting rent - £12,000 per annum



DESCRIPTION

The premises comprise a single storey end of terrace retail unit occupying a corner position fronting Beeches Road. Internally, the property consists of a retail sales area, food preparation room and rear store together with a single WC.

FLOOR AREAS	SQ. M	SQ. FT
Retail Sales	28.8	310
Food Preperation	35.95	387
Rear Store	9.01	97
Total Floor Area	73.76	794

LOCATION

The property is situated at the junction of Beeches Road and Hassop Road within the established residential area of Perry Beeches, Great Barr, Birmingham. Beeches Road connects to both the A34 Walsall Road and Aldridge Road. Perry Beeches academy is in close vicinity to the property. Local occupiers include a newsagent, beauty clinic, barbers and hair salon.



PLANNING

It is understood that the premises currently has planning permission for an A5 Hot Food Takeaway use although it may be suitable for A1, A2 or A3 uses.





PRICE

The property is available on flexible terms at a quoting rent of £12,000 per annum.

BUSINESS RATES

Rateable value £3,300.

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.

EPC

Available upon request.

VALUE ADDED TAX

All figures quoted are exclusive of VAT which may be payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

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