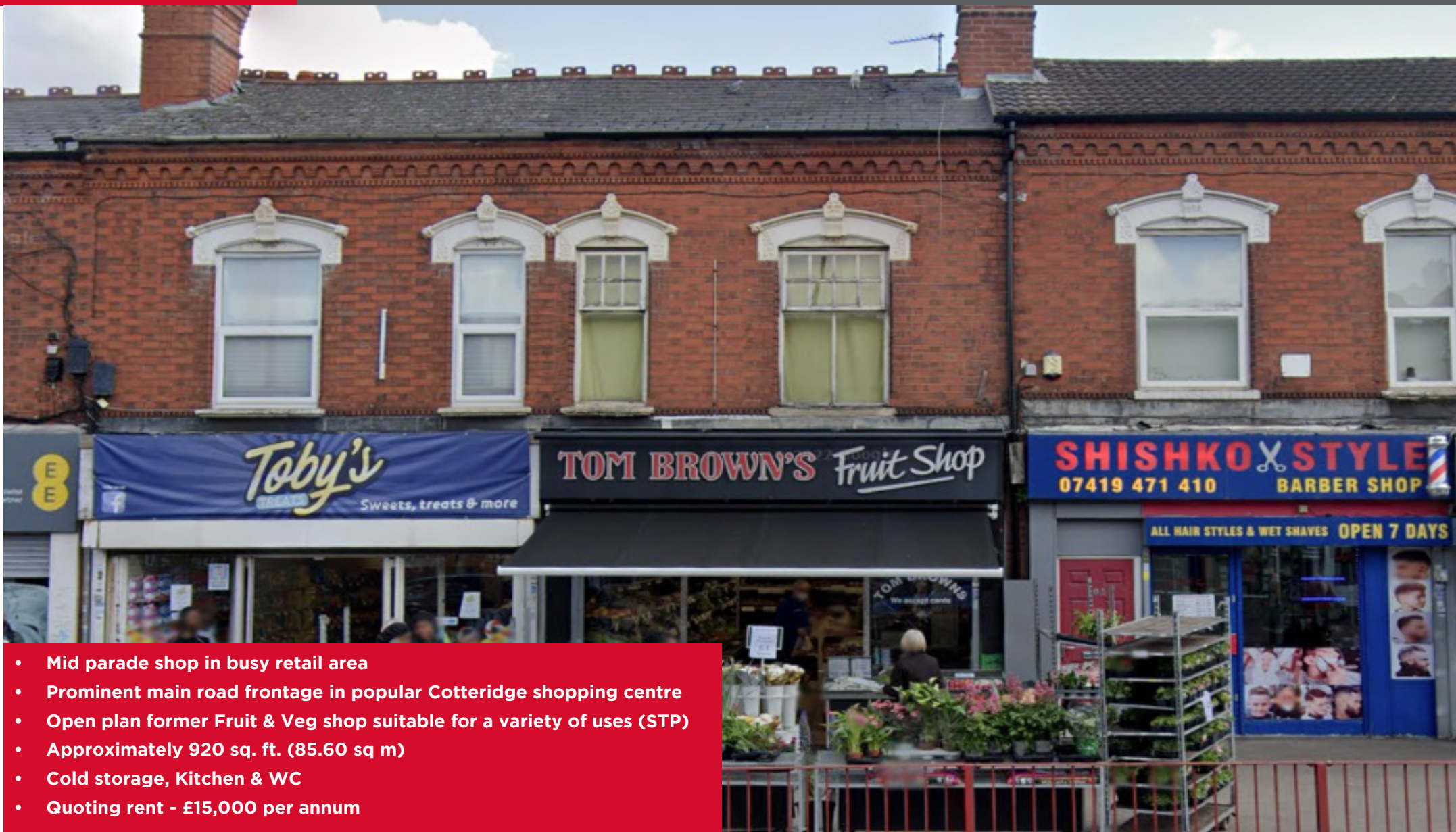


To Let

12 Watford Road, Cotteridge, Birmingham B30 1JA



- Mid parade shop in busy retail area
- Prominent main road frontage in popular Cotteridge shopping centre
- Open plan former Fruit & Veg shop suitable for a variety of uses (STP)
- Approximately 920 sq. ft. (85.60 sq m)
- Cold storage, Kitchen & WC
- 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 920 sq. ft. (85.60 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.

ACCOMMODATION

- Retail Shop
- Cold Storage Room
- Kitchen
- WC

LEASE TERMS

The property is available to let by way of flexible lease terms at a quoting rent of £15,000 per annum.

RATEABLE VALUE

£13,750.

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.

EPC

Available upon request.

LEGAL COSTS

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

VALUE ADDED TAX

We are advised that VAT is not applicable.

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.

FURTHER INFORMATION AND VIEWINGS

Please contact Bond Wolfe on 0121 525 0600 or email agency@bondwolfe.com.





Traditional values, modern solutions

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