

Bond Wolfe

To Let

1090 Warwick Road, Acocks Green, Birmingham, B27 6BH

Prominent Mid-Parade Retail Unit In Busy Retail Location

Highlights

- Prominent mid parade two story retail premises
- Situation in busy Acocks Green retail parade
- 1,338 sq. ft. (124.30 sq m) over two floors
- Car parking to the rear
- Near to Morrisons, Boots, Greggs and other national retailers
- Flexible lease terms



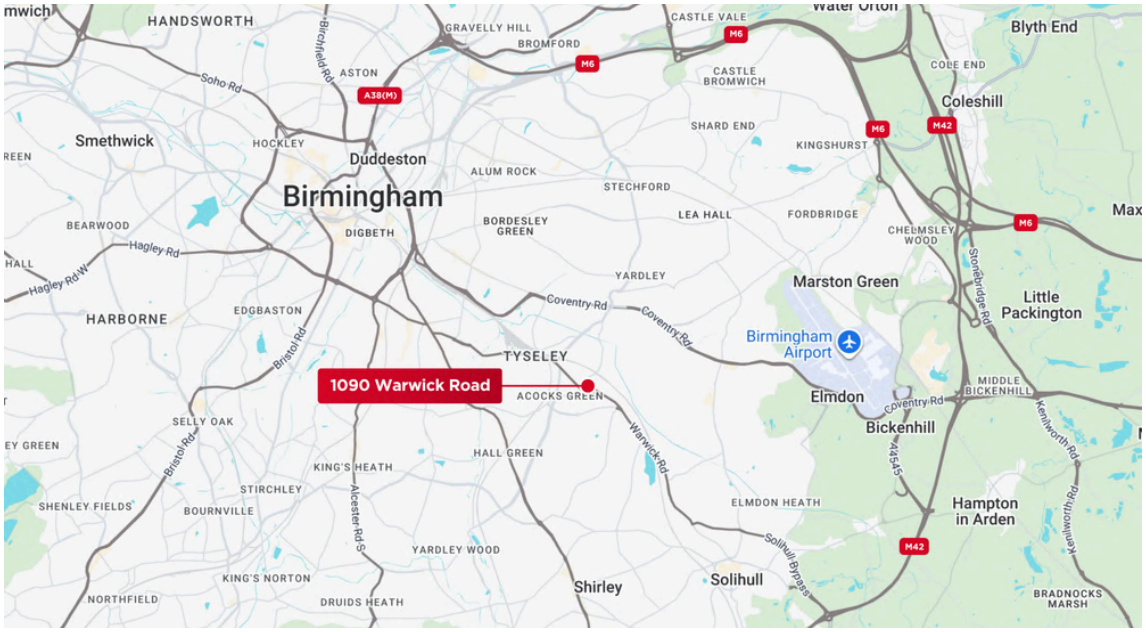


£29,000 Plus VAT Per Annum

Location

Acocks Green is a busy and established suburban retail destination serving a strong residential catchment and regular commuter flow along the A41. The high street provides a solid mix of national and local occupiers including Morrisons, Boots, Greggs, Holland & Barrett, Specsavers and Lloyds Bank, creating a well-supported and active trading environment.

The property occupies a prominent position on Warwick Road (A41), approximately 6 miles south east of Birmingham City Centre. Solihull is around 4 miles to the south east, Birmingham International Airport approximately 5 miles to the east and the NEC around 9 miles away. The M42 motorway is accessible approximately 5 miles to the south via Junction 5, providing good links to the wider Midlands motorway



Description

A prominent mid-parade retail unit extending to 1,338 sq ft (124.30 sq m) arranged over ground and first floors, benefiting from strong levels of passing footfall. The property provides open plan retail accommodation at ground floor level with ancillary storage and staff facilities located on the first floor.





Further Information

Accommodation

The property extends to 1,338 sq.ft. (124.30 sq.m.) over Ground and First Floor accommodation.

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 - £29,750

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 £29,000 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.





To arrange a viewing, please contact:

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Bond Wolfe



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