

Subject to VP



Card

TO LET

Retail Unit

1,176 sq.ft (109.2 sq.m)

Unit 14, Timberley Lane, Castle Bromwich, Birmingham, B34 7EH

- Busy Suburban Location
- Free 2 hours Car Parking
- E Class use. Subject to Planning

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Unit 14, Timberley Lane, Castle Bromwich, Birmingham, B34 7EH

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,176	109.2
TOTAL	1,176	109.2

RENT

Rent is £20,000 +VAT per annum.

BUSINESS RATES

Rateable Value TBC.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

D-92. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

DESCRIPTION

- FREE 2 hours car parking
- Served by numerous local bus routes
- Rear service yard

Current occupiers include; Greggs, Iceland and Domino's.



LOCATION

Conveniently situated at the junction of Timberley Lane and the B4114 Chester Road, M Castle Bromwich is located in a bustling suburban area.

VIEWING

Strictly via prior appointment with the appointed agent:



Ed Purcell

07993 808974

Ed@creative-retail.co.uk



Rakesh Joshi

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