



Hawthorn Road Kingstanding, Birmingham West Midlands, B44 8PP Local Occupiers Include



# HAWTHORN ROAD

### **UNIT 244**

#### DESCRIPTION

A parade of local and convenience shops in a prominent roadside location in Kingstanding, a suburb north of Birmingham city centre.

- Prominent trading position
- Rear service yard for servicing and deliveries
- Tenants include Tesco, Heron Foods, PDSA, Betfred

UNIT SIZE 1,106 sq.ft (102.7 sq.m)

**RENT** £18,000 PA exclusive.

BUSINESS RATES Rateable Value: £12,500.

**SERVICES** All mains services are available.

SERVICE CHARGE & INSURANCE Service Charge: £1,040 PA exclusive. Insurance: £684.

**ENERGY PERFORMANCE** EPC rating E. Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing 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.



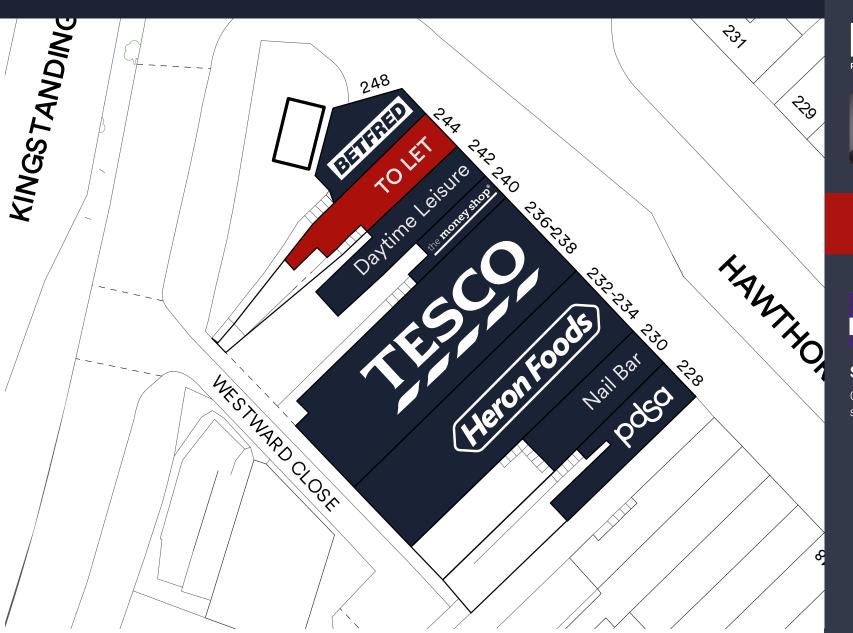
8 Retail Units On-Site

**8,010** sq.ft

What Three Words former.manual.causes

## HAWTHORN ROAD

### SITE PLAN



MISERESENTATION ACT. 1040 Loadox & Cambridge Properties Limited (Company Number 0283002) the registered office of which is at LCP Number 0283002) the registered office of which NLCP Number 0283002) the registered office of which NLCP Number 0283002) the registered office of which NLCP Number 0283002) the registered office of which NLC

\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre



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**Viewing** Strictly via prior appointment with the appointed agents

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