

TO LET

183 NEW ROAD

682 sq.ft

(63.4 sq.m)



SUBJECT TO VP

MI

183 NEW ROAD

Rubery, Birmingham
West Midlands
B45 9JW

Occupiers Include

GREGGS

savers

LOCATION

A parade of local and convenience retail in a prominent roadside location in Rubery located on both sides of the major road, with parking to the front elevation and residential above. National retailers including Savers, and Greggs are represented.

DESCRIPTION

The subject comprise a ground floor lock up retail unit with a glazed frontage. Internally, the premises comprise an open plan sales area, with staff facilities and on street parking.

UNIT SIZE

Total Area: 682 sq.ft (63.4 sq.m).

RENT

£16,500 pax + VAT

RATEABLE VALUE

Rateable Value: £11,250. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Approximately £625 + VAT, per annum.
Insurance: TBC.

ENERGY PERFORMANCE

D-96. Further information available upon request.

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.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



25

Retail Units On-Site



9,887 sq.ft

Total Area



What Three Words
[crass.design.turkey](https://www.what3words.com/crass.design.turkey)



Will Helm

01384 400123
07774 666805
WHelm@lcpproperties.co.uk

Viewing
Strictly via prior appointment:



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