

TO LET
NEW RETAIL UNIT

**197F,
HAGLEY ROAD,
EDGBASTON B16 9RD**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



- Lock-up Retail/Office/Medical unit – may suit various uses
- Refurbished with new Shop Front
- Prominent location fronting Hagley Road (A456), one of the busiest commuter routes into Birmingham City Centre
- Premier Suburb and Business District
- Shop may qualify for 100% small business rates relief*

*Subject to reassessment when refurbishment completed and eligibility status

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

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Location

The property occupies a very prominent location fronting Hagley Road (A456) one of the busiest routes into Birmingham City Centre.

Edgbaston is one of the premier residential and commercial suburbs in Birmingham. Close by is the renowned Brindleyplace and Broad Street Leisure District together with the Mailbox, National Indoor Arena (NIA), International Convention Centre (ICC) and Symphony Hall.

Description

The property has been refurbished to create a ground floor lock-up retail/office/medical unit. It is considered it could be suitable for various uses, subject to the usual consents.

Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width:	14'7"	(4.5m)
Shop Depth:	32'10"	(10.0m)
Ground Floor:	471 sq ft	(44 sq m)

Lease

The property is available upon terms to be agreed.

Rent

£12,000 per annum exclusive

VAT

VAT will be charged at the standard rate.

Rating Assessment

The property will be assessed for Business Rates following completion. It is anticipated that the property may qualify for 100% small business rates relief*.

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Energy Performance Certificate (EPC)

The property will be assessed following completion.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Video Tour

Click [here](#) for External & Internal You Tube Video Tour Link

Subject to Contract February 21

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These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

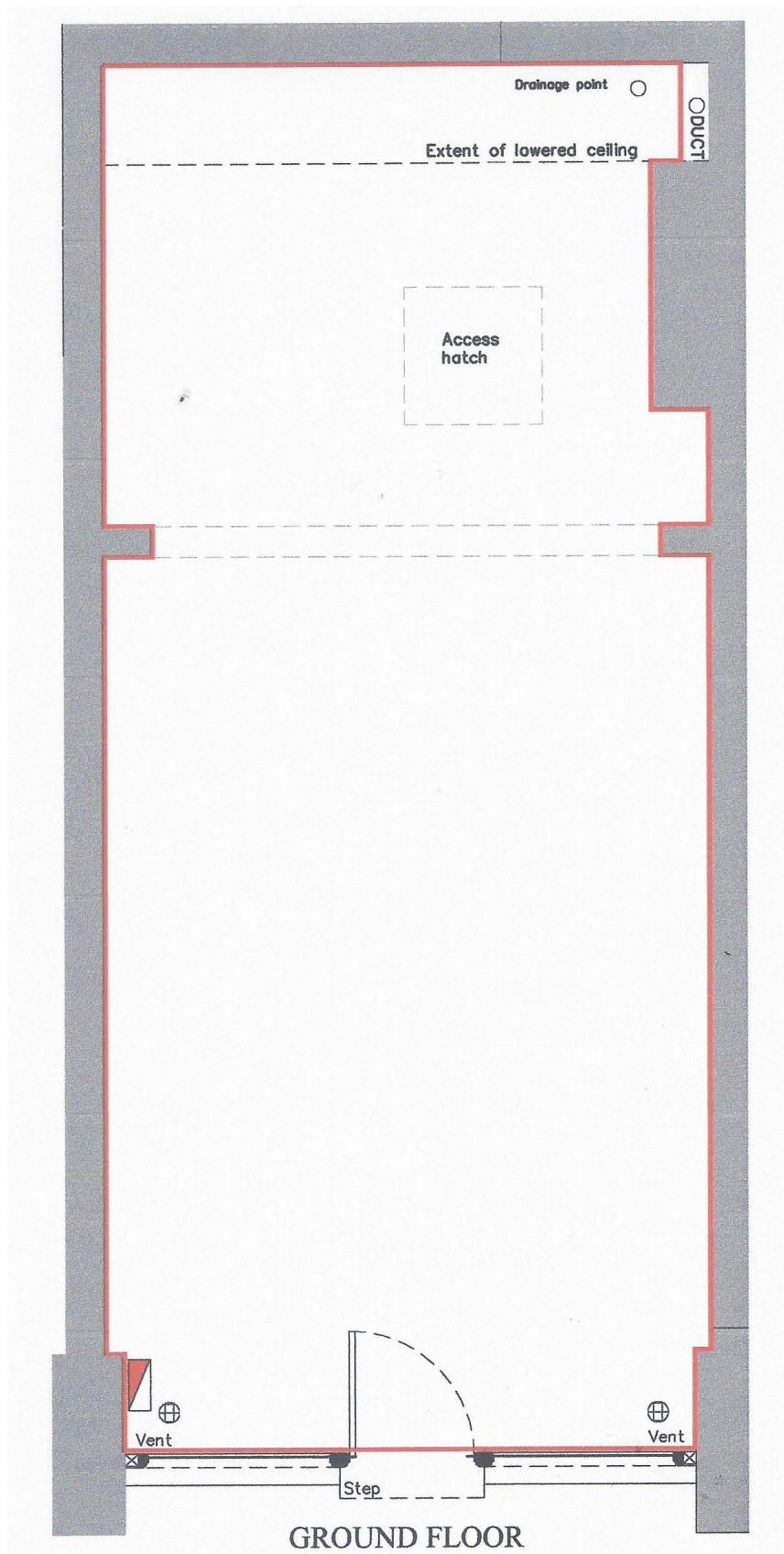
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Ground Floor Plan – Not to Scale

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