Prominent High Street Retail Unit in Sought After Location

6-8 Alcester Road South, Kings Heath, Birmingham, B14 7PU

- Prominent High Street Location.
- Excellent levels of passing trade.
- 1,439 sq. ft. sales area.
- Flexible terms available.
- First floor storage.
DESCRIPTION
A double fronted mid parade property which was last utilised as a coffee shop/bakehouse. There is a large open plan seating area, customer W.C's and prep area at the rear of the property. It also benefits from first floor offices/storage space. There is Staff car parking to the rear of the property. The premise benefits from A3 Consent.

Accommodation
Ground Floor – 1,349sq. ft.
First Floor – 433sq. ft.

Car Parking
The premise benefits from an on site car parking space to the rear.

EPC
Available upon request.

VAT
VAT is applicable on both rent and service charge.

DISCLAIMER
All services/appliances have not and will not be tested.

BUSINESS RATES
The relatable value is
Rateable value: £38,500

LOCATION AND SITUATION
This property occupies a prominent mid-parade position along the main A435 Alcester Road South close to the occupiers of Lloyds TSB, Thomson Travel and Sainsbury's. The property is located in the heart of the busy Kings Heath shopping district which is one of the south Birmingham’s major shopping areas containing many chain retailers.

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 tenant.

PLANNING
We are advised that the property benefits from A3 use under the Town & Country Planning (use classes) Order 1987.

VIEWINGS
To arrange a viewing please contact us on 0121 525 0600.

LEASE TERMS
The premises is available to let by the way of a new FRI lease on flexible terms. The quoting rent is £40,000 per annum.

FURTHER INFORMATION
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