

## 152 NEW ROAD RUBERY BIRMINGHAM B45 9JA TO LET

RENTAL: £9,000 PA  
(exclusive of Rates)



Well located retail unit with rear store/workshop

- \*Generous free car parking\*
- \*Busy shopping centre location\*

### LOCATION

The property is situated in a prominent location fronting New Road, within the vibrant Rubery Shopping Centre. Rubery is a well located and established suburb which lies 2 miles west of Longbridge train station and 2 miles north of M5 J4. The property is close to numerous local traders, together with national operators including Dominos, Greggs, Savers and Co-Op.

### DESCRIPTION

The premises comprise a well-proportioned retail unit with quality detached rear store/workshop.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Ground Floor		
Internal Width (max)	15'2"	4.6 m
Ground Floor Sales Area	361 sq ft	33.5 sq m
Kitchen	92 sq ft	8.5 sq m
Rear Store/Workshop	216 sq ft	20.1 sq m
Staff WC		

### LEASE

The property is available by way of a new lease for a term of years to be agreed upon in multiples of 5 years.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 109 (Band E). A copy of the Energy Performance Certificate is available upon request.

### RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £4,800

Rates Payable (2020-21): £2,395

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

### SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

### VAT

We understand that VAT will be payable on the rental, however, interested parties are advised to make their own enquiries.

### MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

### VIEWINGS

Strictly by prior appointment with the sole letting agents:-

Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's official authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England