# **Prime Class E Unit Available – Subject to Vacant Possession**

# Ground Floor Sales 241.1m<sup>2</sup> (2,595ft<sup>2</sup>)

- Prominent return frontage
- Busy High Street position
- Strong mix of national multiple and independent occupiers
- Major occupiers include Morrisons, Savers, Greggs, Shoe Zone, Iceland, Card Factory, WHSmith and Argos
- Strictly Private & Confidential available November 2024
- Rent £45,000 per annum exclusive

TO LET













### Location

Acocks Green is a busy Birmingham suburb, located approximately 6 miles south east of the City Centre.

Supporting a population of approximately 30,000, Acocks Green provides a strong retail offer which stretches along the main A41 between Cash Generator to the west and Aldi to the east.

The subject property is located in a prime position with major occupiers in the immediate vicinity including **Specsavers**, **Costa**, **Lloyds Bank** and **EE**.

Other occupiers represented in Acocks Green include Morrisons, Poundland, WHSmith, Savers, The Works, Iceland and Greggs.

The subject property provides regularly configured sales space to the ground floor, with ancillary storage and staff facilities at first floor level.



## Accommodation

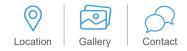
We understand that the property provides the following approximate areas:-

Description	m²	ft²
Ground Floor Sales	241.1	2,595
First Floor	205.4	2,211
Total	446.5	4,806















### **Business Rates**

We understand from the Valuation Office Agency that the property is assessed as follows:-

#### Rateable Value (2023): £54,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

#### Rent

Offers are invited in the region of:-£45,000 per annum exclusive

### Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

### **Service Charge**

A full repairing and insuring lease will be granted subject to an hoc service charge to cover the cost of repairs and maintenance to the external areas to include a communal loading bay and car park.



#### Ground Floor Sales: 241.1m<sup>2</sup> (2,595ft<sup>2</sup>)





#### Lease

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## VAT

The property is elected for the purposes of VAT.

# **EPC**

A copy of the Energy Performance Certificate is available upon request.

# Viewing

Strictly accompanied, and by prior arrangement.

# **Further Information**

For further information or to arrange a viewing please call or click on the emails or website below:-

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**fhp.co.uk** 21/03/2024

Please click here to read our "Property Misdescriptions Act". E&OE