



JOHNSON FELLOWS

CHARTERED SURVEYORS

Aston, Unit 5 Wing Yip Business Centre, 278 Thimble Mill Lane, B7 5HD

Ground Floor Retail Premises – To Let



LOCATION

The property is situated within the Wing Yip complex on the north eastern side of Birmingham City Centre with a frontage to Nechells Park Road and also benefits from extensive onsite parking.

DESCRIPTION

The property consists of a ground floor retail unit plus small kitchenette and WC.

ACCOMMODATION

Ground Floor 91.32 sq m 983 sq ft

TENURE

The premises are available by way of a new internal repairing and insuring lease for a minimum term of 3 years. The lease will be outside the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

£12,291 per annum exclusive, plus VAT

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £7,500

Interested parties should verify this information with the local rating authority.

EPC

D100. Current EPC assessment expires on 12th June 2026.

SERVICE CHARGE

The Current annual service charge 2024-2025 is £3,581.09.

INSURANCE

The annual insurance premium is to be paid by the occupier and current stands at £350.37 for 2024-2025.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quotes are exclusive of VAT which is payable.

VIEWING

All viewings by prior appointment through this office.

CONTACT

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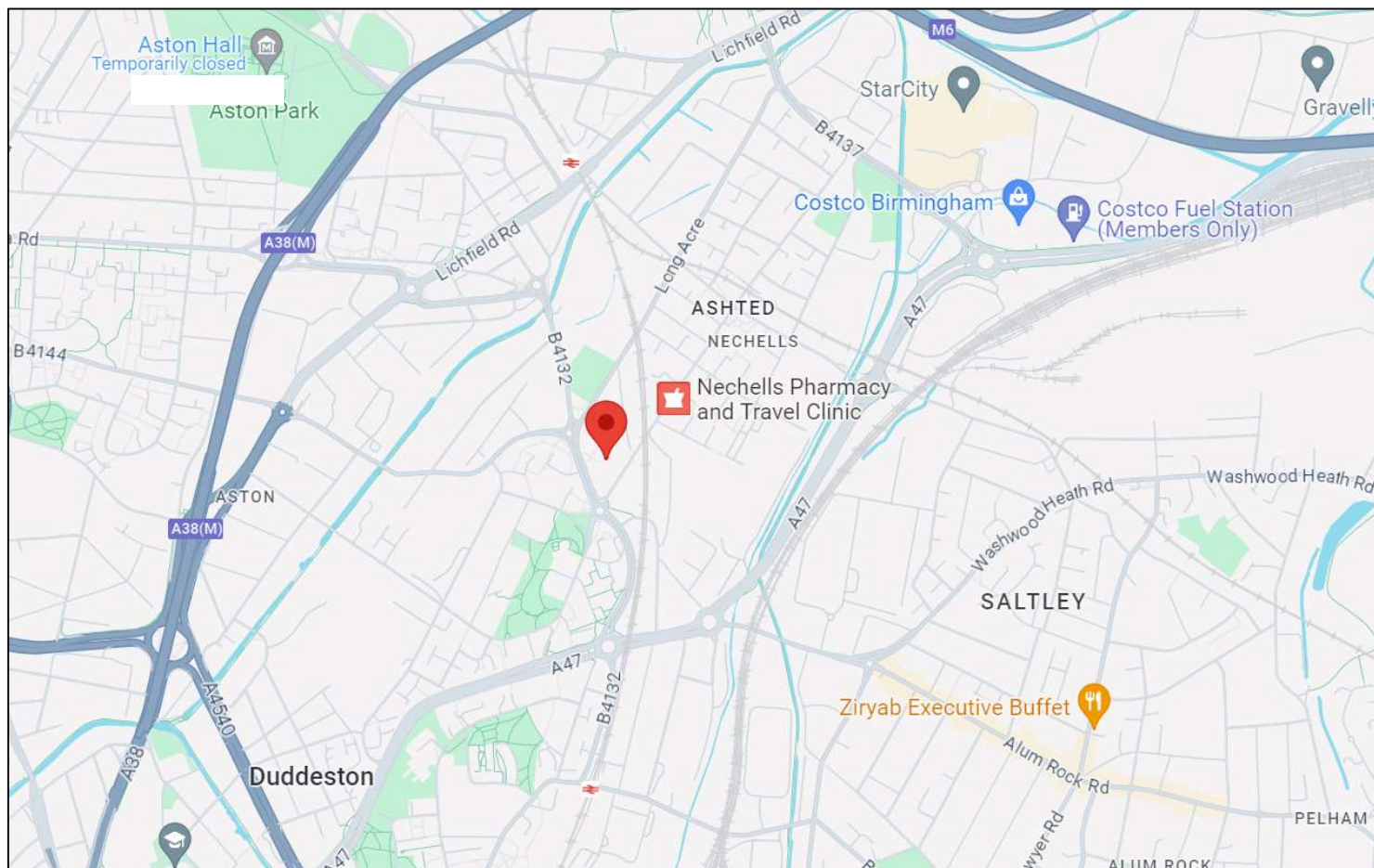


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