



JOHNSON FELLOWS

CHARTERED SURVEYORS

Northfield, 768 Bristol Road South, B31 2NN

Retail Premises - Leasehold



LOCATION

The premises are situated within the Birmingham suburb of Northfield, occupying a prominent position onto the prime retailing pitch of Bristol Road South. The accommodation is directly adjoined by **West Bromwich Building Society**.

Other multiple retails in close proximity include **Home Bargains, Specsavers, Halifax, EE, HSBC, Scrivens, Subway, CEX, Heron Foods and B&M**.

ACCOMMODATION

Sales	325.20 m ²	3,500 sq ft
Basement	113.98 m ²	1,227 sq ft
First Floor Ancillary	61.13 m ²	658 sq ft

(The access to the first floor has been removed)

TENURE

The premises are available by way of an assignment or sublease. The existing lease is for a term of 15 years from 31st August 2018 expiring 30th August 2033. Rent Reviews are every 5th year of the term and the rent review due 31st August 2023 is currently outstanding.

RENT

The passing rent is currently **£46,000 per annum exclusive**.

RATES

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

Rateable Value £46,750

Interested parties should verify this information with the local rating authority

EPC

C61.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

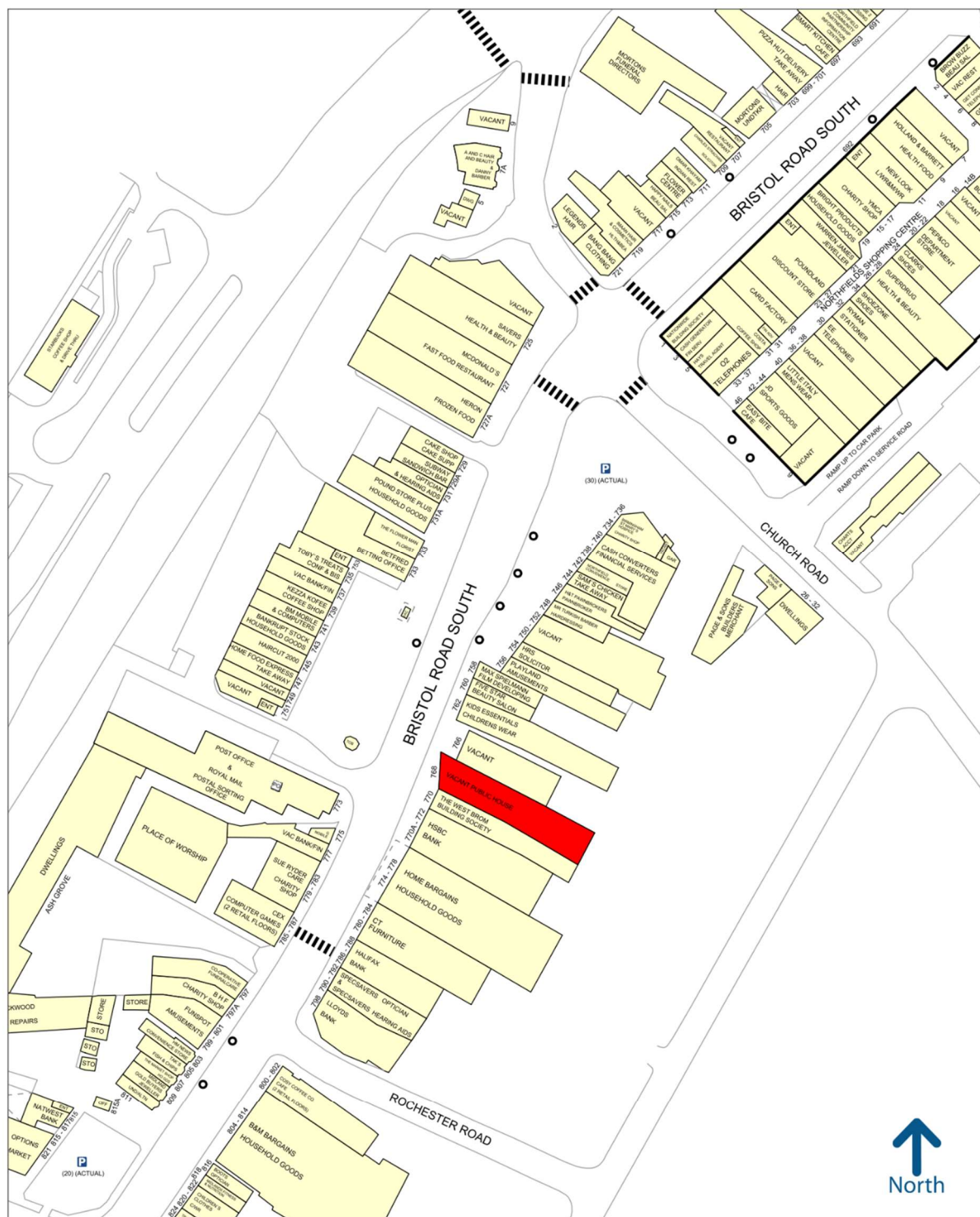
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Experian Goad Plan Created: 03/10/2023
Created By: Johnson Fellows



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