

Weoley Castle, 157 Somerford Road, B29 5LB

Retail Premises – TO LET

NO VAT PAYABLE



LOCATION

Weoley Castle is a very busy local centre situated approximately 5 miles to the southwest of Birmingham city centre. The retail provision serves a large residential area between Harborne to the north and Northfield to the south. A variety of multiple and independent retailers are located around Castle Square.

DESCRIPTION

The property provides ground floor sales with rear storage, first floor storage and office. The first and second floor would suit a residential conversion subject to planning.

The premises occupy a prominent position on Weoley Castle Square which offers easily accessible free parking. There is a shared service road to the rear.

ACCOMMODATION

We understand the property provides the following approximate areas:-

Internal Width (max)	5.67 sq m	18' 6"
Net Frontage	4.75 sq m	15' 7"
Ground Floor Sales Area	79.52 sq m	856 sq ft
Ground Floor Storage	68.46 sq m	737 sq ft
First Floor Storage/Office	46.36 sq m	499 sq ft
Second Floor/Loft	Not measured	

TENURE

A new full repairing and insuring lease is available.

RENT

£24,000 per annum – NO VAT

RATES

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

Rateable Value £18,750

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

PLANNING

All interested parties are advised to check their proposed use with the local planning authority.

EPC

C – 69 expiring 18 March 2035

TIMING

Possession is available on completion on legal formalities.

VAT

VAT is NOT Payable on the rent.

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

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

NOTE. Consideration may be given to splitting the property to enable a letting of the ground floor only. More details available upon request



0121 643 9337

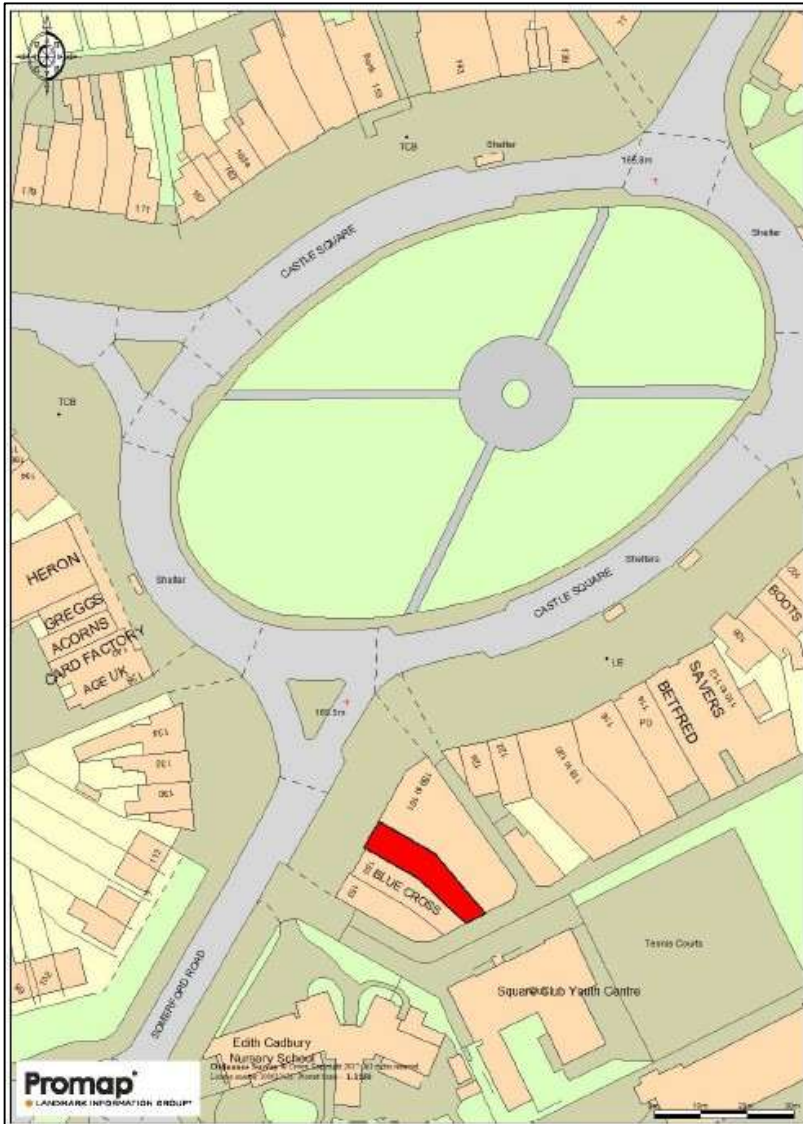
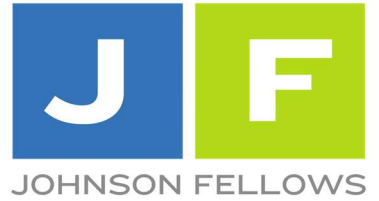
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