

# TO LET

**UNIT 6 BURTONS WAY**

NORTH ARRAN WAY VILLAGE CENTRE, BIRMINGHAM, B36 0UG



## LOCK UP SHOP

**1,419 sq ft (131.83 sq m)** (Approx. Total Gross Internal Area)

- £20,000 per annum exclusive
- Immediately available

## LOCATION

The property fronts Burton Park Road. Burtons Way, which is accessible from the A452 Birmingham Road/Collector Road that provides access to the surrounding area and motorway network at either Junction 5 of the M6 to the north and Junction 6 of the M42 to the south.

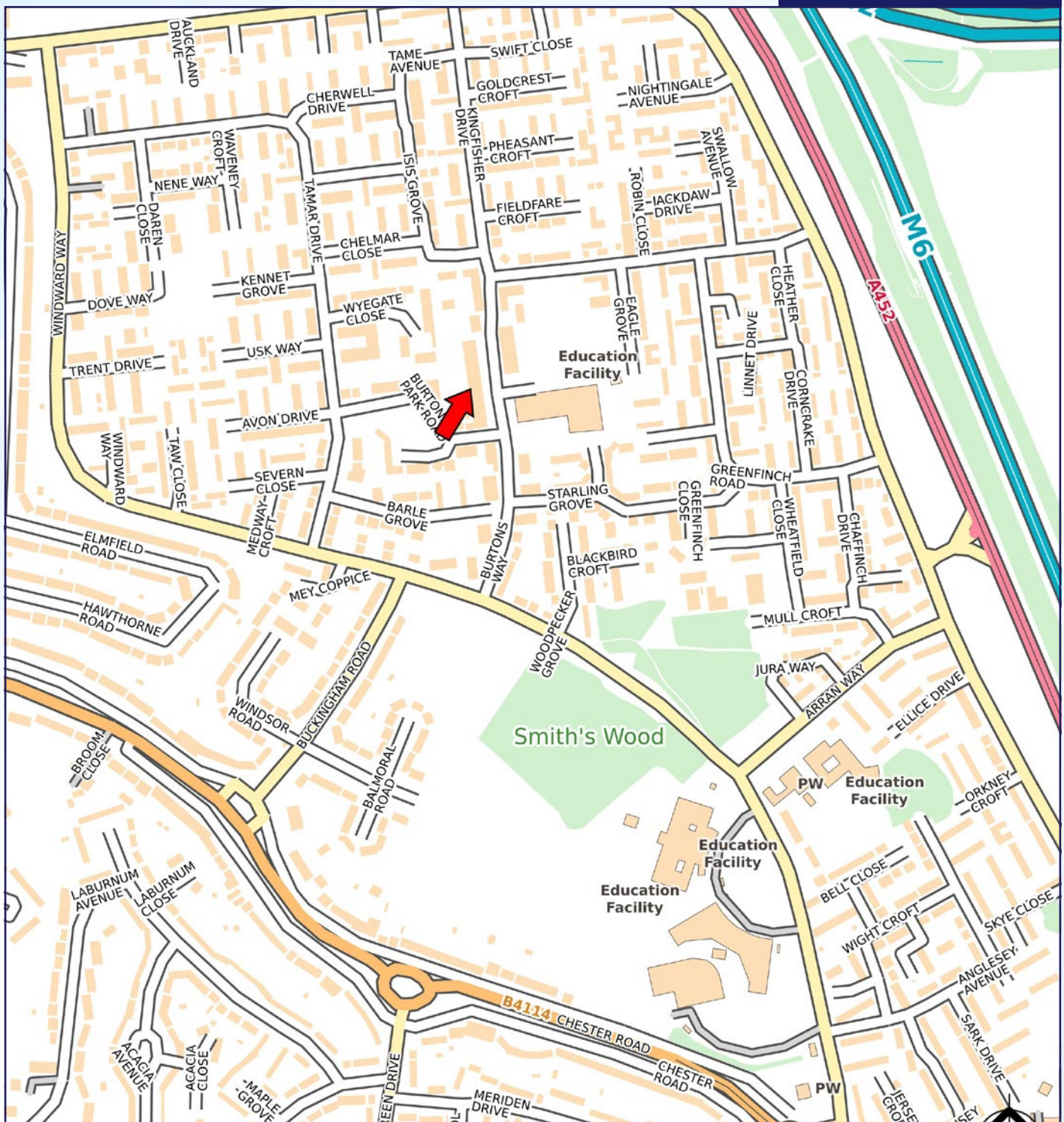
Other occupiers in the development include, Spar, Post Office, Pizza 369, Greggs and Heron Food.

## DESCRIPTION

The property is a lock up shop with powder coated aluminium shop front and electrically powered roller shutters.

The property has rear access for loading and parking.

**POSTCODE: B36 0UG**



## ACCOMMODATION

|                                          | SQ M          | SQ FT        |
|------------------------------------------|---------------|--------------|
| <b>TOTAL</b> Approx. Gross Internal Area | <b>131.83</b> | <b>1,419</b> |

## RENTAL

The units if available on the basis of an annual rental of £ 20,000 per annum exclusive being payable quarterly in advance.

## RATES

We believe the property will need to have a new assessment once occupied.

## SERVICE CHARGE

The tenant will be liable for a percentage of the costs of maintaining the site. The current years costs are in the region of £1,318 exclusive, (year ending march 2026).

## PLANNING

We believe that the property has E class planning consent. You should check this is suitable for your intended use.

## EPC

The property has an EPC rating of B 44.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: RA001 Date: 02/26

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