

## RETAIL UNIT AVAILABLE IN BUSY LOCATION

590 Bearwood Road, Bearwood,  
Birmingham, B66 4BW



### LOCATION

Bearwood is a busy neighbourhood shopping area situated approximately 3 miles west of Birmingham city centre.

### DESCRIPTION

The property is situated at the southern end of Bearwood Road close to its junction with Hagley Road. Nearby occupiers include **Boots**, **Thomson Travel** and **Halifax**.

### ACCOMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor:**                **74.04m<sup>2</sup>**     **797 sq ft**

### TENURE

The property is available by way of a new 5 year full repairing and insuring lease without rent review.

### EPC

Energy Performance Asset Rating of the premises currently falls within category G (151).

A copy of the Energy Performance Certificate can be made available upon request.

### RENT

**£15,000** per annum exclusive of rates, service charge and VAT

### RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE**                                **£13,500**  
**(2017 Assessment)**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VIEWINGS

Strictly by appointment with the Joint Retained Agents

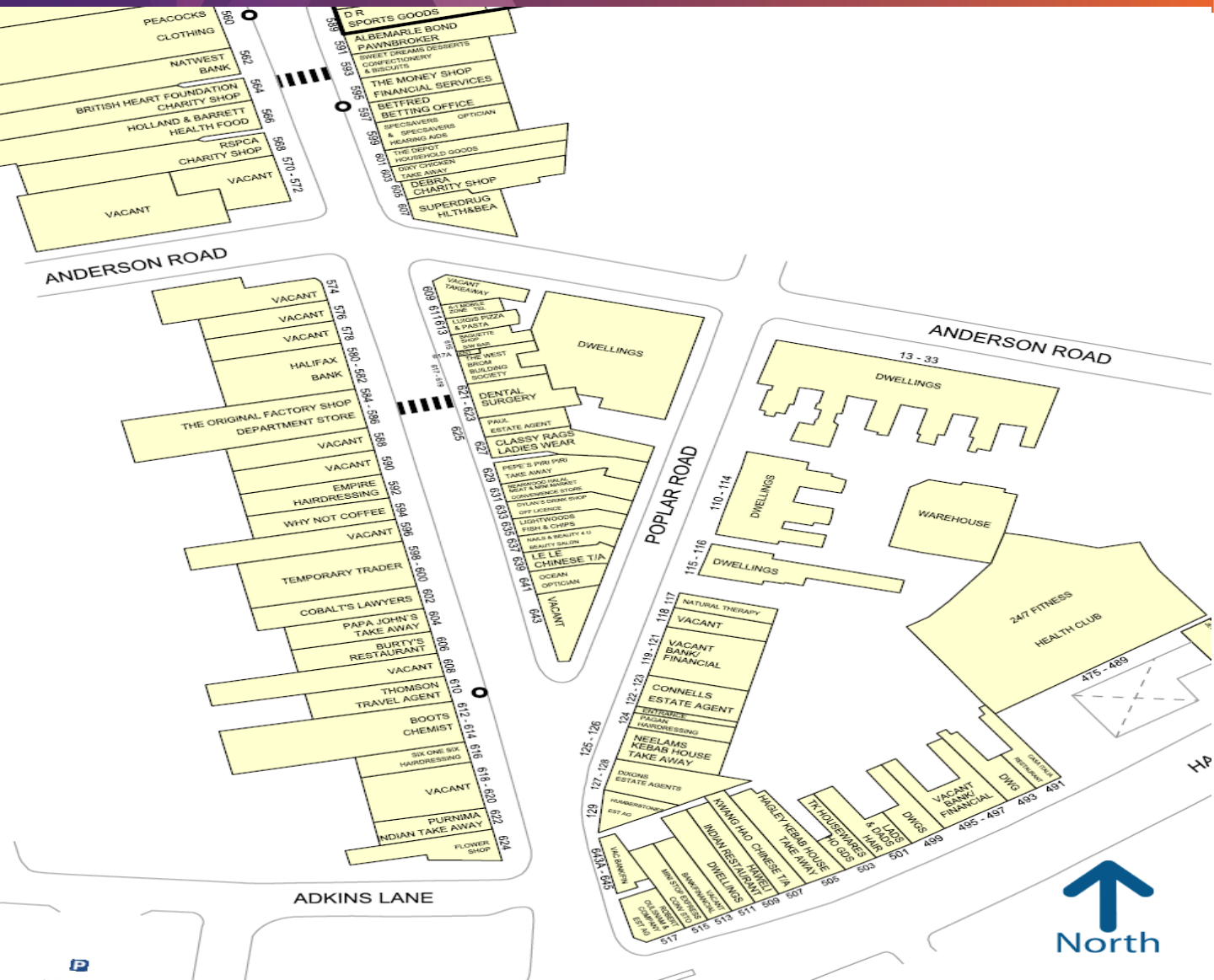
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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