

# TO LET

## BIRMINGHAM: 121 – 125 LOZELLS ROAD, LOZELLS, BIRMINGHAM, B19 2TR



### LOCATION

Birmingham is the UK's second city and the administrative centre of the West Midlands. It lies at the heart of the national motorway network with the city being bounded by the M5, M6 and M42 motorways.

The property is located in Lozells on the main Lozells Road approximately 1.7 miles north of Birmingham City Centre and 1.8 miles south of One Stop Shopping Centre. The premises benefit from a strong passing footfall with a good range of trades represented in the locality.

### DESCRIPTION

The premises comprise a two storey brick built retail unit with a large shop front facing the main Lozells Road. The accommodation provides a retail shop with a main sales area, a rear cold room and storeroom with first floor w/c and kitchen. The shop is being offered as a going concern, including all fixtures and fittings plus stock at valuation (SAV).

### ACCOMMODATION

The accommodation comprises as follows:-

|              | Sq.m         | Sq.ft          |
|--------------|--------------|----------------|
| Ground Floor | 262.6        | 2826.60        |
| <b>TOTAL</b> | <b>262.6</b> | <b>2826.60</b> |

All areas and dimensions given are approximate.

### TENURE

A new full repairing and insuring lease would be granted for a term of 10 years.

### RENT

Price upon application

### RATES

According to the Valuation Office Non-domestic Rating list 2017, the following rateable values apply:-

RV - £29,500

### SERVICES

Mains electricity, gas, water and drainage are available to the property. The services have not been tested. Interested parties are advised to make their own enquiries.

### LEGAL COSTS

Each Party is to be responsible for their own legal costs.

### CONTACT

Mohammed Basharat

[bash@cpmsurveyors.com](mailto:bash@cpmsurveyors.com)

Athif Banaris

[athif@cpmsurveyors.com](mailto:athif@cpmsurveyors.com)

12/26 Albert House, Albert Street, Birmingham, B4 7UD

[www.cpmsurveyors.com](http://www.cpmsurveyors.com)

**Tel: 0121 667 2127**

## OUR SERVICES:

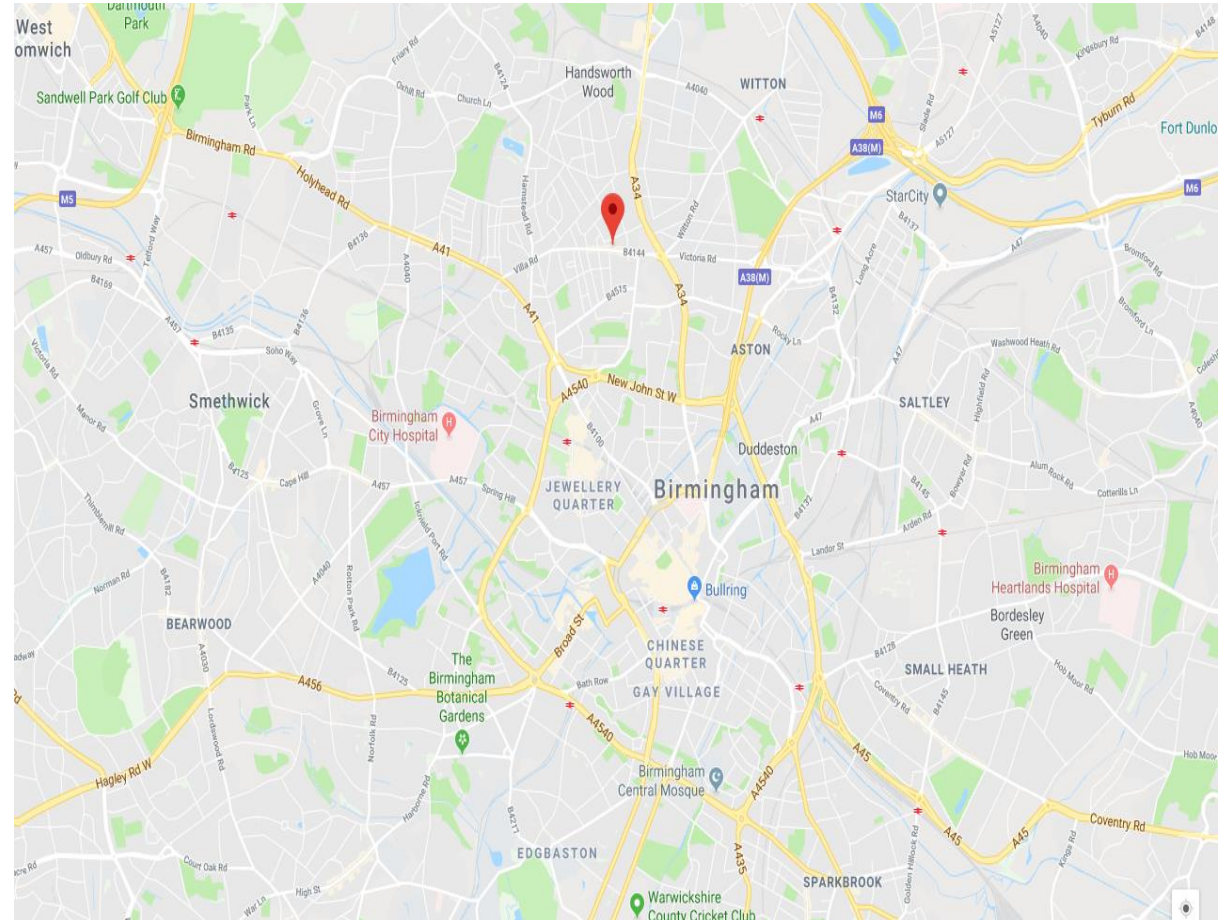
ACQUISITION & DISPOSAL  
PROPERTY MANAGEMENT  
ASSET MANAGEMENT  
INVESTMENT  
LANDLORD & TENANT  
DEVELOPMENT  
RATING

### Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.).  
Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



Date: July 2018

**SUBJECT TO CONTRACT**

Tel: 0121 667 2127

12/26 Albert House, Albert Street, Birmingham, B4 7UD  
[www.cpmsurveyors.com](http://www.cpmsurveyors.com)