

2/6 GEORGE STREET, BIRMINGHAM, B19 1NX



## TO LET

### CHILDRENS' DAY NURSERY

2,100 SQ.FT/195.09 SQ.M

- Situated at the heart of a densely populated residential suburb.
- Relatively modern, well maintained facility.
- Adjoining the New Testament Church of God.
- Secure, external play area.
- Off-street car parking (5 spaces).
- Fully alarmed/intercom system/surveillance camera system.



Stephens McBride Chartered Surveyors & Estate Agents  
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# 2/6 GEORGE STREET, BIRMINGHAM, B9 1NX

## LOCATION

The subject premises enjoys direct frontage into George Street, adjoining the New Testament Church of God, located within relative close proximity to the intersection with Lozells Road (B4144).

Surrounding areas are densely populated residential.

Lozells Road is the main retail centre serving the local community.

The area is located approximately 1½ miles north of Birmingham City Centre.

## DESCRIPTION

The subject premises comprises a relatively modern, ground floor, children's day nursery.

Advantages include:

- Secure, external play area.
- Off-street car parking (5 spaces).
- Permitted numbers – 48 children.
- Gas fired central heating.
- Fully alarmed.
- Intercom system.
- Surveillance cameras (both internal and external).



The accommodation comprises of a fully fitted kitchen, various staff and children's toilet facilities, office accommodation, a large open plan classroom/play room and further individual classrooms.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

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## ACCOMMODATION

2,100 sq.ft/195.09 sq.m.



## TENURE

The property is available on the basis of a 6 year FRI lease (3 year review pattern).

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## RENTAL

£25,000 per annum exclusive.

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## BUSINESS RATES

Rateable value: £22,000

Rates payable: circa £10,780

## MAINS SUPPLIES

The property has the advantage of all main supplies, including gas, electricity, water and drainage.

## PERMITTED USE

D1 – Day Nursery

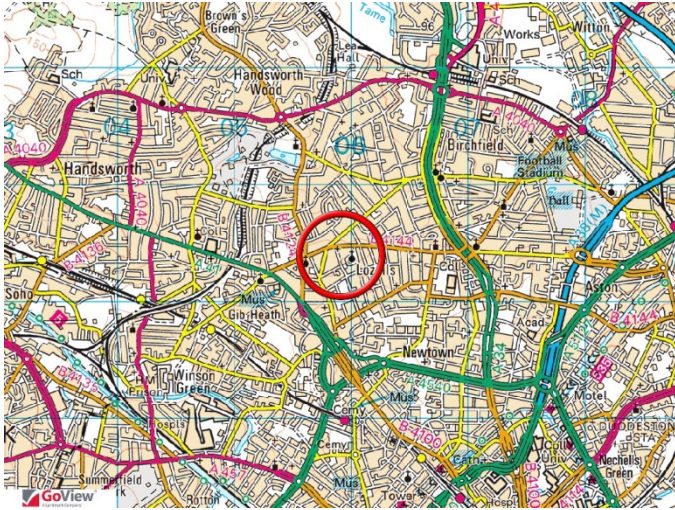
## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper legal costs.

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**NOTICE**

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

**SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.