

364 GOSPEL LANE, ACOCKS GREEN, BIRMINGHAM, B27 7AJ



TO LET

GROUND FLOOR RETAIL

1,200 sq.ft/111.48 sq.m

- Forming part of a terraced local retail parade.
- Fronting Gospel Lane, adjoining the intersection with Brook Lane.
- Surrounding areas are densely populated residential.
- Suspended ceilings incorporating recessed lighting.
- Display windows with the benefit of an external, electrically operated security shutter.
- Off street loading to the rear.
- Forecourt parking/unmetered kerb side street parking.
- Licensed to sell alcohol.
- Paypoint Outlet



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LOCATION

The subject premises forms part of a local, terraced retail parade, fronting Gospel Lane, adjoining the intersection with Brook Lane.

Surrounding areas are densely populated residential, including Robin Hood Golf Course.

DESCRIPTION

The subject premises provides ground floor retail.

Benefits include:

- Suspended ceiling incorporating recessed lighting.
- Tiled floor structure.
- Off street car parking.
- Off street loading to the rear.
- Fully alarmed.
- Display windows with the benefit of an external, electrically operated security shutter.
- Paypoint Outlet

ACCOMMODATION

1,200 sq.ft./111.48 sq.m.

TENURE

The property is available on the basis of a five year lease agreement.

RENTAL

£12,500 p.a. exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of primary metered mains electricity, water and drainage. No mains gas.

BUSINESS RATES

Current Business Rates:

Rateable Value: £5,400
Rates Payable: circa £2,700
Small Business Rates Relief may apply.

PERMITTED USE

We are advised that the subject premises can be utilised on the basis of Use Class A1 (retail).

Licensed permitting the sale of alcohol.

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:

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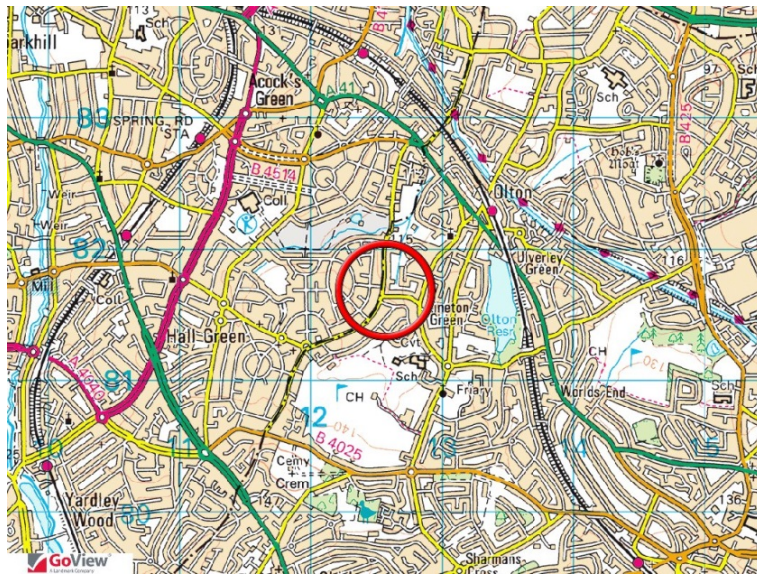
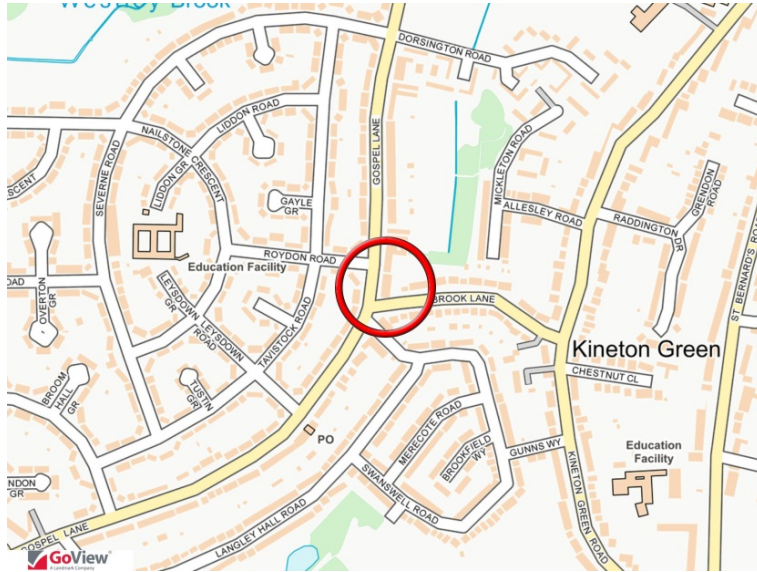
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NOTICE

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.