

100 HIGH STREET, KINGS HEATH, BIRMINGHAM, B14 7JZ



TO LET

EXTENSIVE RESTAURANT/ RETAIL FACILITY

2,290 sq.ft/212.74 sq.m

- Prominent corner position.
- Prime location, in terms of Kings Heath High Steet.
- Occupiers within close proximity include Poundland, Asda, Superdrug, Bodycare, West Brom Building Society, NatWest, HSBC, Vodafone, Oxfam, William Hill & Betfred Turf Accountants.
- Consent to be utilised on the basis of a restaurant/hot food takeaway.
- Surrounding areas are densely populated residential.
- Excellent footfall.



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LOCATION

The subject premises (corner position) occupies a prime location, in terms of Kings Heath High Street.

Excellent footfall/traffic flow.

Occupiers within close proximity include, Poundland, Asda, Superdrug, Bodycare, West Brom Building Society, NatWest, HSBC, Vodafone, Oxfam, William Hill & Betfred Turf Accountants.

Surrounding areas are densely populated residential.

Birmingham City Centre is located approximately 4.5 miles due north.

DESCRIPTION

2 storey structure.

Previously utilised, at ground floor level, as a restaurant/hot food takeaway, with ancillary storage/residential at first floor.

Off-street loading to the side.

Full height glazed return frontage.

ACCOMMODATION

Ground floor	1,600 sq.ft/148.64 sq.m
First floor	690 sq.ft/64.1 sq.m
Total accommodation	2,290 sq.ft/212.74 sq.m

TERM

The property is available on the basis of a 10 year, full repairing & insuring lease (5 year review pattern).

ASKING RENTAL LEVEL

£35,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value - **£21,000**
Rates Payable circa - **£10,500**

It is important to note that various reliefs./concessions maybe available.

Any interested party should make their own enquires of Birmingham City Rates Department.

MAINS SUPPLIES

The property has the advantage of mains electricity, gas, water and foul drainage.

PERMITTED USE

The property has consent to be utilised on the basis of use class E (restaurant/takeaway).

Alternative uses will be considered, including retail and professional services.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

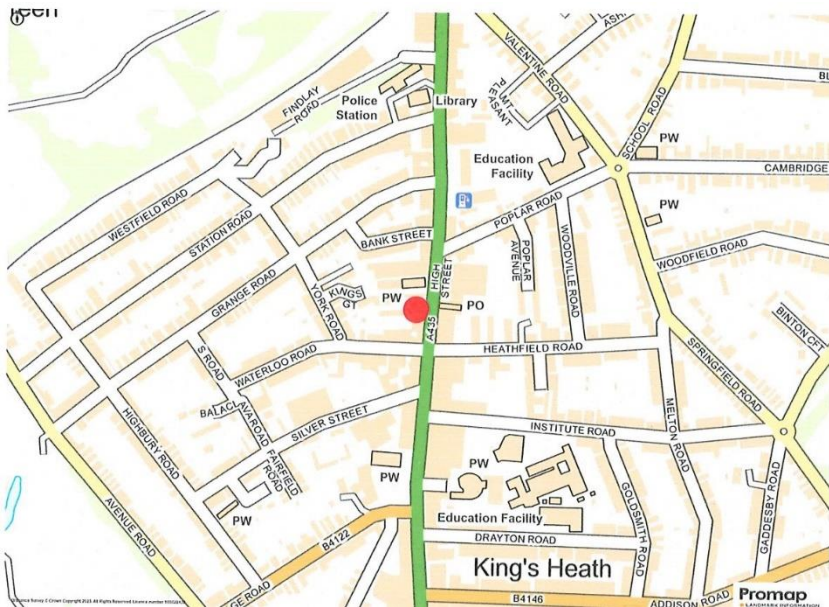
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NOTICE

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.