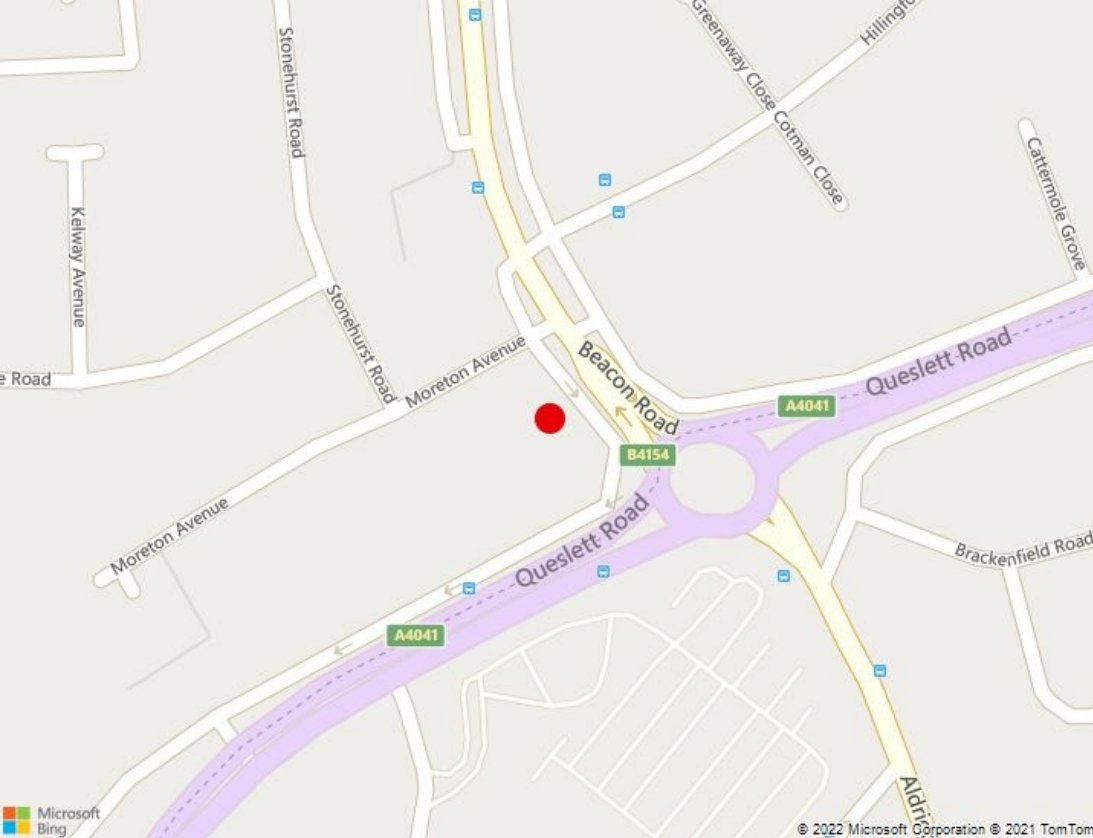


RETAIL UNIT TO LET

8 Beacon Road, Great Barr, Birmingham, West Midlands, B43 7BP

648 SqFt (60.2 SqM) | £13,500 per annum exclusive





KEY FEATURES

- Prominent location opposite main Queslett Road/Beacon Road roundabout opposite Asda Superstore
- Self-contained retail unit
- Electric roller shutter
- Suitable for a variety of retail/office uses
- Forecourt parking
- Immediately available

LOCATION

The premises are prominently located fronting Beacon Road close to its junction with Queslett Road in Great Barr. Within the retail parade which is serviced by way of a service road with off street parking. The premises are immediately adjacent to the Post Office with notable retailers in the parade including Paul Carr Estate Agents, William Hill with Asda Superstore directly opposite.

The premises are within short distance of Junction 7 of the M6 motorway. Great Barr is within 6 miles to the south east of Walsall town centre and 4 miles to the west of Sutton Coldfield town centre.

DESCRIPTION

The premises comprise an end of terrace self-contained ground floor retail unit within a wider parade providing ground floor sales area with WC off, leading through to a rear office for which the partition separating the two could be removed to create a larger open plan sales area together with ancillary storage to the rear.



Area	SqFt	SqM
Retail Sales Area	648	60.2
Ancillary Stores	239	22.2
Total Floor Area	648	60.2

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TERMS

The premises are available by way of a new effectively full repairing and insuring lease either for 3 years or 5 years subject to tenant break and rent review at the third year. The lease is to be contracted out of the Landlord and Tenant Act 1954.

ASKING RENT

£13,500 per annum exclusive

EPC

EPC assessment awaited.

BUSINESS RATES

Rateable Value - £7,300
rates Payable - £3,642.70

However, businesses may benefit from 100% small business rates relief in 2023/24 on this property Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable in this instance.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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