



RETAIL UNIT TO LET

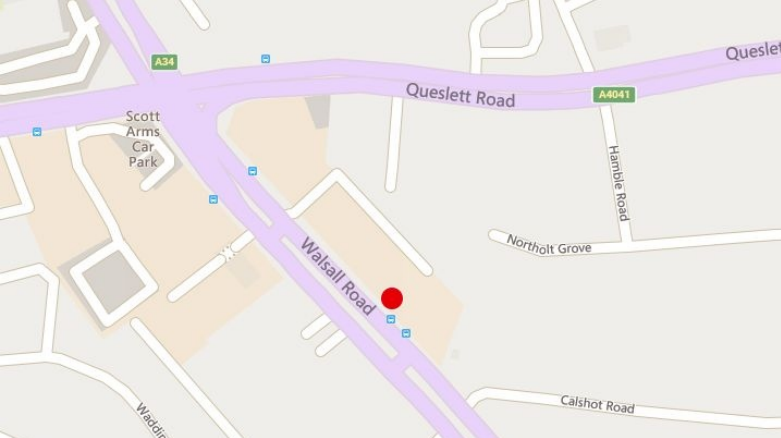
903 Walsall Road, Great Barr, Birmingham, West Midlands, B42 1TN



939 SqFt (87.23 SqM) | £19,500 per annum exclusive

Key Features

- Excellent location on Walsall Road, Scott Arms.
- Suitable for a variety of retail/office uses.
- Self Contained
- Prominent main road frontage.
- Available shortly following refurbishment.
- New Lease



LOCATION

The property is situated fronting the A34 Walsall Road which leads to Walsall in the north and Birmingham City Centre in the south and is located opposite **Scott Arms Shopping Centre**, close to Junction 7 of the M6. Adjacent occupiers include **William Hill**, **TSB Bank** and **Shipways Estate Agents**.

Scott Arms Shopping Centre comprises a mix of local and national retailers, to include **Lloyds Pharmacy**, **Aldi**, **Greggs** and **Card Factory**.

DESCRIPTION

The premises are being refurbished to provide a self-contained ground floor retail unit providing open plan sales area together with WC to the rear and access for loading and unloading. One car parking space is allocated to the rear which is accessed via the service road.

Area	SqFt	SqM
Ground floor sales area	939	87.23
Total Floor Area	939	87.23

TERMS

A new internal repairing and insuring lease is available for a term of five years, or multiples thereof.

ASKING RENT

£19,500 per annum exclusive

SERVICE CHARGE

A service charge will be payable to cover external maintenance and cleaning of the communal areas.

BUSINESS RATES

Requires reassessing for rating purposes. However as a guide, under the previous assessment, which included the first floor its Rateable Value was £8,300 and so fell under the level to qualify for 100% small business rates relief.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Energy Performance Certificate available upon request

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 will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:

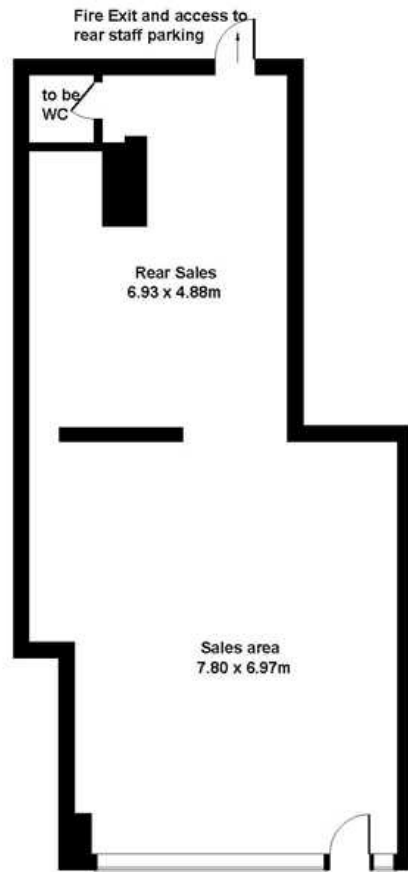


David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk



Garry Johnson
DDI: 0121 362 1535
Mob: 07510 080210
E: garry.johnson@burleybrowne.co.uk

903 Walsall Road, Great Barr



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



0121 321 3441



www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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