

BROWNHILLS (Birmingham) - 63 HIGH STREET - LARGE SHOP TO LET

- **100% Prime Location**
- **Large 7,500 sq ft Store**
- **Opposite Tesco Superstore**

Location

The premises are situated in a prime and very busy location on Brownhills High St, directly opposite a **Tesco superstore**, with other nearby retailers including **Shoe Zone, Costa, Boots Optician** and **Subway**.

Size

The property is arranged over ground and first floors with the following approximate dimensions and floor areas:

Internal Width	37 ft 6 ins	11.43 m
Shop Depth	102 ft 4 ins	31.18 m
Ground Floor Sales	3,774 sq ft	350.7 sq m
Ground Floor Storage	194 sq Ft	18 sq m
1 st Fl Storage (potential sales)	3,592 Sq ft	333.8 sq m

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£30,000 per annum exclusive of rates and insurance.



Service Charge

£12,728 per annum.

Business Rates

Rateable Value	£32,500
Rates Payable (per annum)	£15,568

Interested parties should verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available upon request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information

Strictly by prior arrangement only with

McKinnon Nelson Property Consultants
Denman House, 20 Piccadilly
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W1J 0DJ

William Nelson

Tel 020 3411 0009
Mob 07876 338 518
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