

852 Alum Rock Road, Ward End,
Birmingham, B8 2TX

Offers in the Region Of
£175,000



- Modern Ground Floor Retail Unit Build 2022.
- With Original 10 Year New Build Warranty
- Desirable Commercial Location
- NIA 58.69 sqm metres
- Available with Vacant Possession

A MODERN ground floor retail unit in a MODERN DEVELOPMENT built in 2022. Comprising; retail area, kitchen, W.C and fore court. Circa. 67 sq. metres (720 sq. ft).

Tenure: Leasehold with 125 years at a peppercorn ground rent. EPC Rating: A

Location

The property is situated on a retail parade near the corner of Alum Rock Road and Thornton Road, in a prominent location on Pelham Shopping Centre, in a densely populated residential location, conveniently situated;

- Circa. 0.5 miles from Alum Rock & Fox & Goose District Shopping Centre.
- Circa. 0.5 miles from upcoming Washwood Heath HS2 Service Depo.
- Circa 0.9 miles from Birmingham Heartlands Hospital.
- Circa. 2.8 miles from Aston and Birmingham City University.
- Circa. 2.9 miles from upcoming Curzon Street HS2 Station into Birmingham City Centre.
- Circa. 3.4 miles from Birmingham City Centre
- Circa. 5.9 miles from Birmingham Airport.

Description

A ground floor retail unit set within a newly built three storey commercial development completed December 2022, following complete demolition of former retail unit.

Our client has advised the property is within a 10 year New Build warranty. The unit has an 'A'-rated EPCs.

The building is largely block cavity wall constructed with some steel frame/beams, with all external walls rendered finish.

Accommodation

With retail area, rear staff area/kitchen, W.C.

Total Net Internal Area - 66.9 sq. metres (720 sq. ft).
Zone A - 31.98 sq. metres (344 sq. ft).

Property can be accessed to the rear via a communal passageway.

Outside

Fore court.

Business Rates

TBC. Qualifying letting applicants may be able to claim Small Business Rates Relief. Landlords could direct tenants to make enquiries with the Charging Authority, Birmingham City Council.

Services

Own 3 Phase Electricity supply, water, drainage. Fire alarm panel and system of smoke detectors, emergency lighting are installed on site.

Lease Terms

The property is offered with a new 125-year lease with a peppercorn ground rent.

Service Charges

A service charge shall be payable towards buildings insurance for the development, external maintenance, internal maintenance of shared communal areas and communal electric. Our client shall set up service charge management prior to completion.

Offers

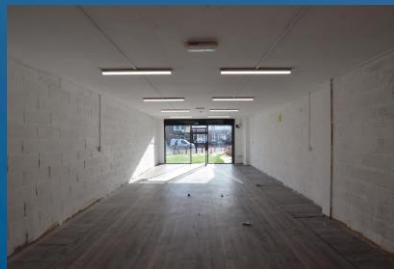
Offers are invited to be submitted in writing to "domalley@cottons.co.uk" along with supporting evidence of financing.

Legal Costs

Each party shall be responsible for their own legal costs.

Agent's Commission

The Agent's commission is to be paid by the purchaser at 1.8% including VAT (1.5% plus VAT) of the agreed sale price.



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