

# TO LET



## GROUND FLOOR PREMISES -FORMER SOUL CHICKEN 77/79 ALCESTER ROAD SOUTH, KINGS HEATH, B14 7JG



### LOCATION

The premises are situated within the popular Birmingham suburb of Kings Heath on the junction with Mossfield Road. The property is close to **Sports Direct Gym, Sainsbury's** etc.

### ACCOMMODATION

The premises comprise a double fronted corner property having the benefit of rear loading and two car parking spaces.

Approximate internal dimensions and areas are detailed below:

### GROUND FLOOR

INTERNAL WIDTH	34'7"	10.5 m
GROSS GROUND FLOOR AREA	1460 sq ft	136 sq m

### PLANNING

We are advised the premises have consent for a restaurant but **not** a takeaway. Interested parties are to satisfy themselves the premises have the required consent for their use.

### LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

**£25,000** (exclusive of rates)

### PREMIUM

A premium of **£15,000** is required.

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
**Rateable Value: £22,500.** Please contact the Local Authority for further information.

### BUILDING INSURANCE

The building insurance is approximately **£2,500** per annum.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 49 (Band B). A copy of the certificate is available upon request.

### LEGAL COSTS

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

### VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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