

FORMER HALFORDS RETAIL OUTLET, 15 WATERY LANE MIDDLEWAY, BIRMINGHAM, B9 4HF (B9 4HD)



TO LET

SHOWROOM/RETAIL ACCOM.

9,200 sq.ft/854.7 sq.m

- Predominantly ground floor, open plan, showroom/retail accommodation.
- Excellent off street car parking.
- Prominent position, fronting Garrison Circus (island intersection of Watery Lane Middleway, Lawley Middleway, Great Barr Street and Garrison Lane) – considerable traffic flow.
- Within close proximity to Birmingham City Centre, Aston University and Birmingham City University.
- Surrounding areas are benefitting from considerable regeneration/redevelopment – flats/apartments/student accommodation.

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LOCATION

The subject premises occupies an extremely prominent position, fronting the island intersection of Watery Lane Middleway, Lawley Middleway, Great Barr Street and Garrison Lane (Garrison Circus) – considerable traffic flow.

Aston and Birmingham City Universities are nearby.

The immediate area is benefitting from considerable redevelopment/regeneration – flats/apartments & student accommodation.

Ease of access to both Birmingham City Centre and the national motorway network.

Various showroom/quasi retail outlets are with close proximity, including Trident Retail Park.

DESCRIPTION

The subject premises provides predominantly ground floor, open plan retail/showroom accommodation.

Glazed frontage.

Excellent off street loading/car parking.

Ducted warm air.

ACCOMMODATION

9,200 sq.ft/854.7 sq.m

ASKING RENTAL LEVEL

£45,000 pax

Payable quarterly in advance.

TERM

The property is available on the basis of a 3 year, FRI lease, contracted outside of Sections 24/28 of the Landlord and Tenant Act 1954.

We would emphasise there is not an automatic right of renewal.

PERMITTED USE

Retail/showroom

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT

VAT is applicable.

BUSINESS RATES

Rateable Value - **£78,000**

Rates Payable circa, **£38,000**

MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including electricity, gas, water and drainage.

LEGAL COSTS

It is important to note, the ingoing tenant will be responsible for the payment of the Landlord's proper reasonable legal costs, up to a maximum of £2,750 + VAT.

ANTI MONEY LAUNDERING

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

For More Information Contact:

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SMB
Stephens McBride

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CAR PARK

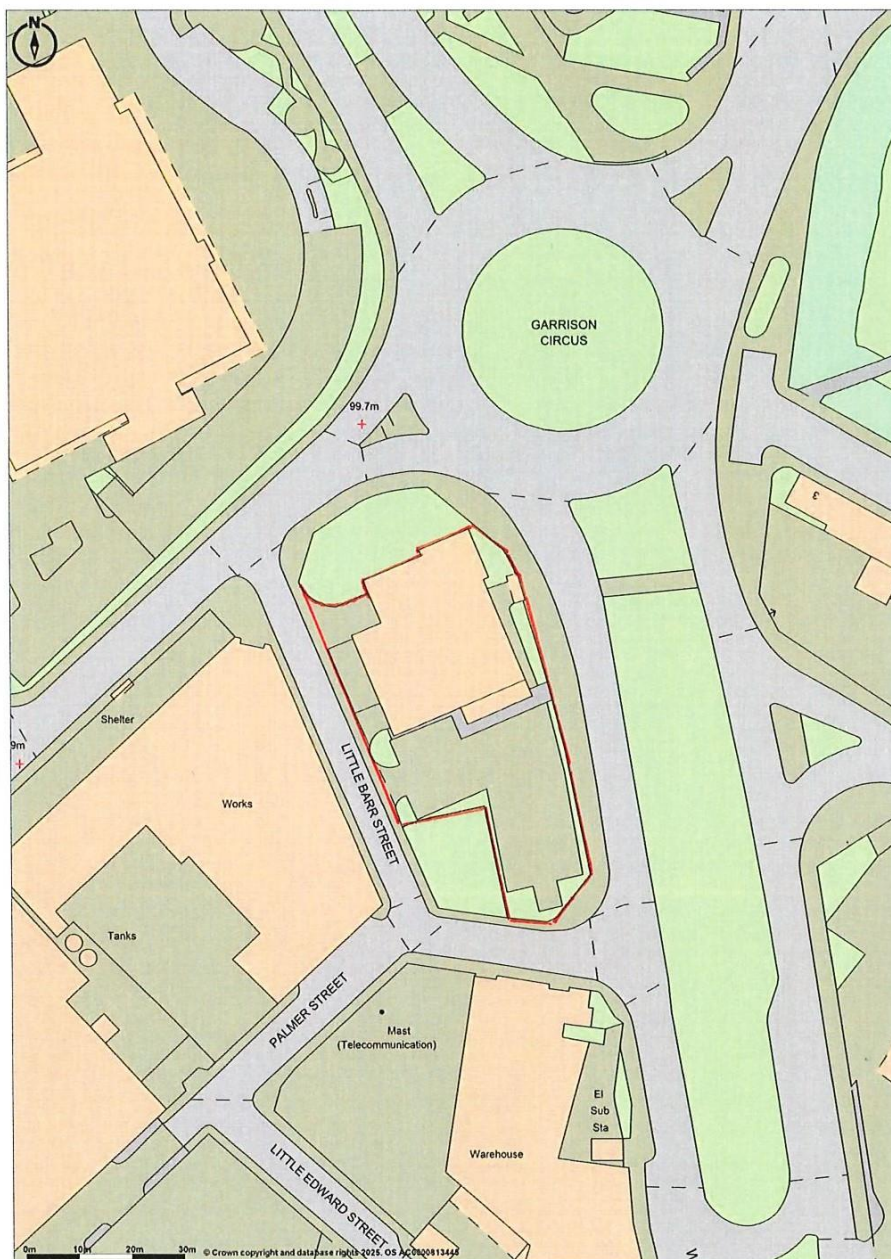


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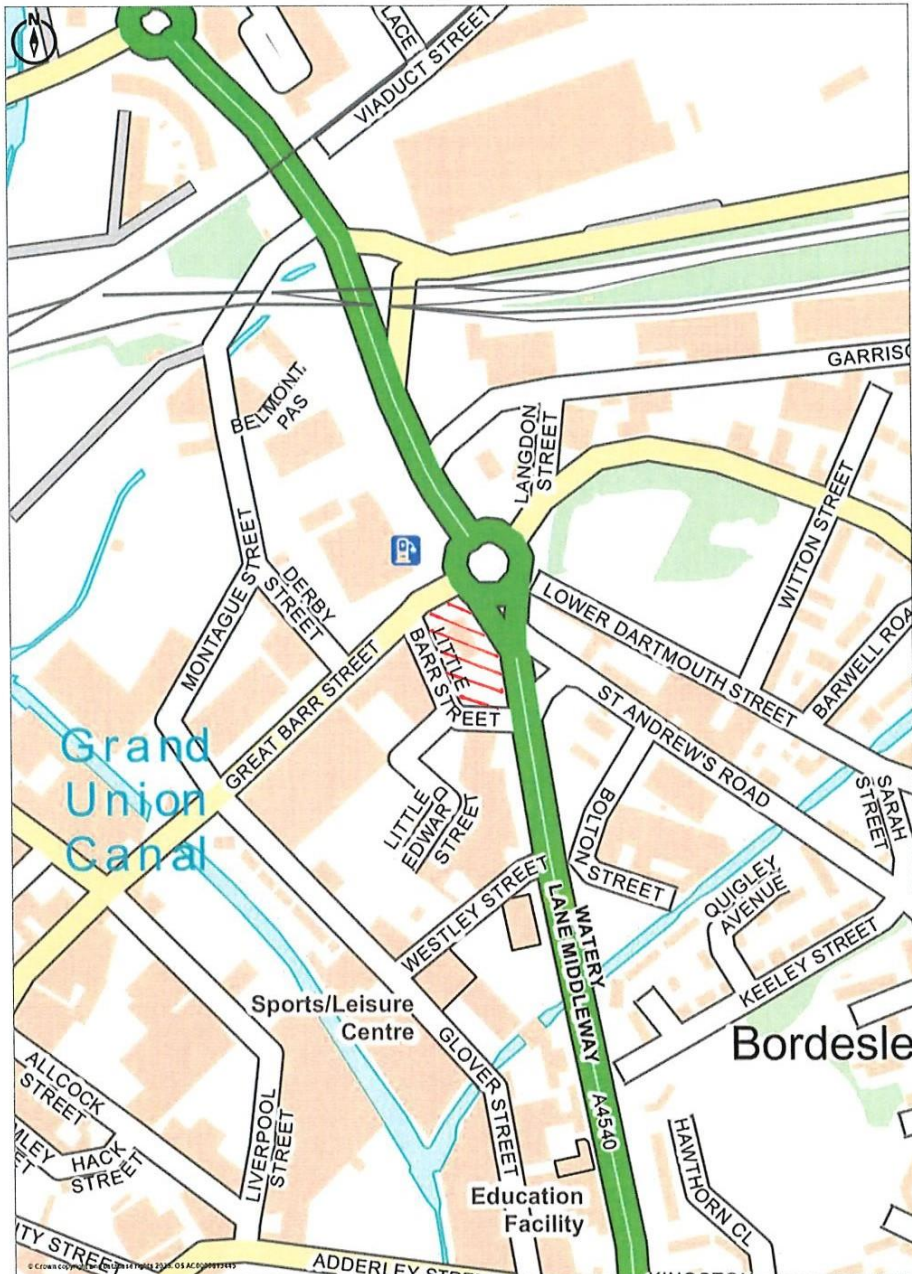
RETAIL



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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.