



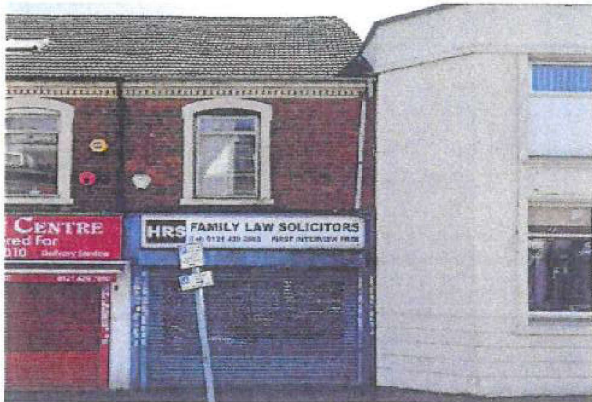
Picton Jones & Co

0121 643 3232

BEARWOOD, WEST MIDLANDS

531 BEARWOOD ROAD

SHOP PREMISES TO LET



SITUATION/LOCATION

The property is situated within a prominent and busy trading location effectively positioned in between Argos and Bearwood Indoor Market to the one side and the new Aldi premises to the other, with other retailers in the immediate vicinity including Cash Generator, Cake Box, Mooboo etc. See Plan Over.

DESCRIPTION

The premises comprise a Ground Floor Shop with First and Second Floor Stores / Ancillary. The Property benefits from rear servicing and car parking facilities and the premises are fully fitted out with a shop front, ceiling lighting, etc. – ready to trade.

ACCOMODATION

Gross Frontage	15'0"
Internal Width	13'4"
Shop Depth	33'5"
Ground Floor Sales	425 sq.ft.
First Floor Stores	340 sq.ft.
Second Floor Ancillary	250 sq.ft.

- **PROMINENT AND BUSY TRADING LOCATION**
- **NEW LEASE ON COMPETITIVE TERMS**
- **READY TO TRADE**

TENURE

The premises are available by way of a new Lease on effective full repairing and insuring terms for a term to be agreed, subject to a three yearly upwards only rent review pattern at a commencing rental in the order of £13,500 per annum exclusive.

RATEABLE VALUE

We have made enquires to the Valuation Office Agency Website and understand that the Premises are current Assessed as follows:-

Rateable Value	-	£9,00.00
Rates Payable 2024/2025	-	NIL

Business Rates are not Payable for Premises with a Rateable Value of Less than £12,000 per annum.

This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information

LEGAL COSTS

The ingoing tenant is to be responsible for all legal costs associated with the transaction.

VIEWING

All viewings are **STRICTLY BY APPOINTMENT** with the Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref GWC 07/2025.).

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property



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