

TO LET

Units 1, 2 And 3 Fox And Goose Shopping Centre, Washwood Heath, B8 2EP

SUBJECT TO VACANT POSSESSION



Description

The premises are situated within the popular Fox & Goose Shopping Centre and benefits from frontage on to the busy Washwood Heath Road.

The unit is close to major occupiers including Iceland, Greggs, Card Factory, Lloyds Pharmacy, William Hill etc.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	201.31	2,167
Total	201.31	2,167

Rent

£35,000 Per Annum Exclusive

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

VAT

VAT is applicable.

Business Rates

A Rateable Value of **£38,250**.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

An EPC rating of C (59). A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£4,806 + VAT**.

Insurance

There is an annual insurance charge of **£1,529.93 + VAT**.

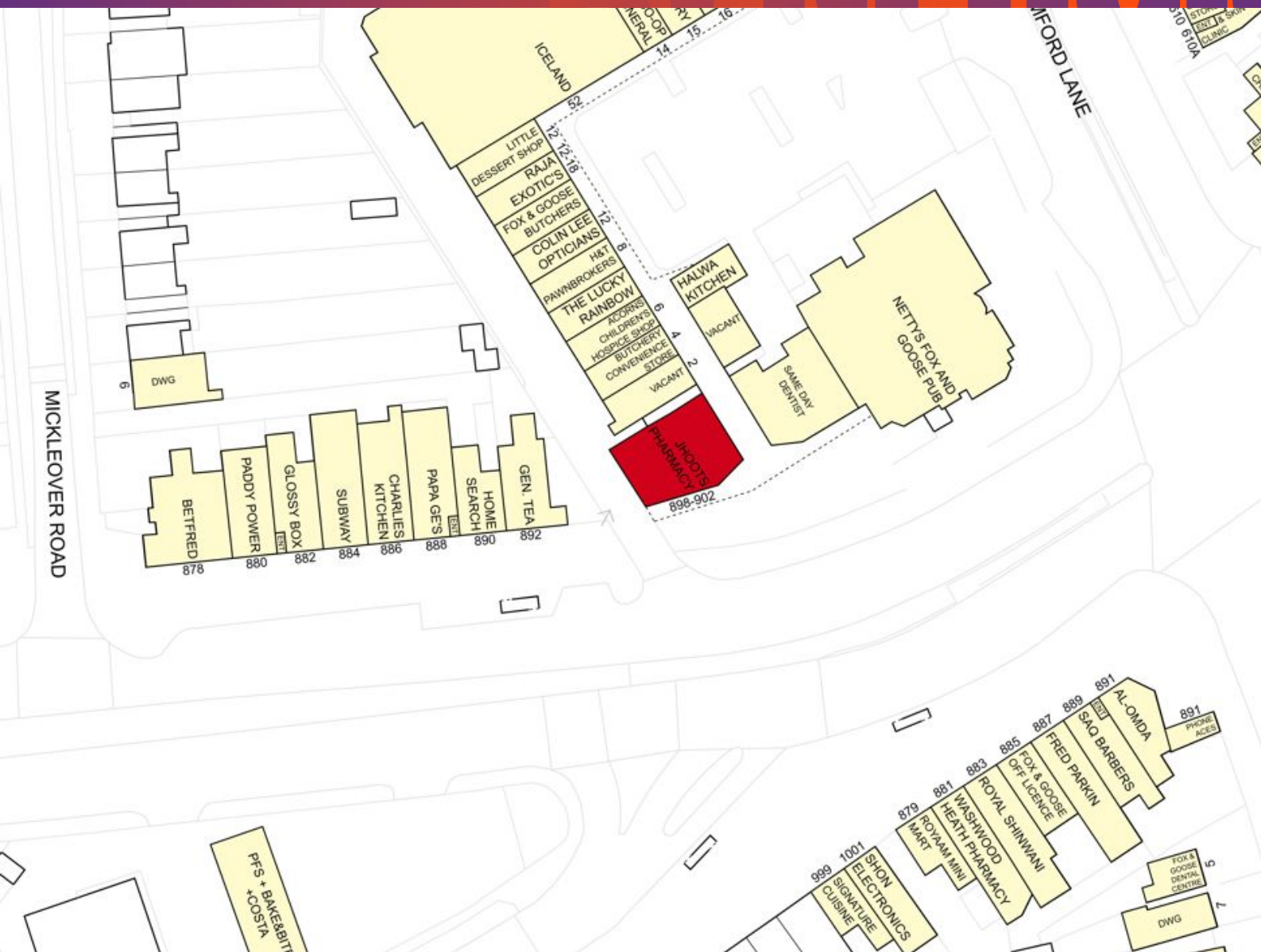
Viewings

Strictly by appointment with the Joint Retained Agents.

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