

To Let



Kings Norton

Unit 1, 1891 Pershore Road, B30 3DJ

Total Area: 321.08 sq ft (29.83 sq m)

Rent: £10,000 pax

Location & Description:

- The property is situated within a busy parade in the centre of Cotteridge on a main arterial road, benefiting from the highest footfall in Cotteridge.
- Traders within the locality include Subway, BetFred, Domino's Co-Operative Foodstore and many independent retailers.
- There is significant residential catchment surrounding the centre.
- Comprising a ground floor retail unit with ancillary to the rear.

Demise:

Ground Floor 228.62 sq ft (21.24 sq m)
Ancillary 92.46 sq ft (8.59 sq m)

Rent:

£10,000 per annum exclusive.

Lease:

A new FRI lease for a minimum of 3 years.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £8,500.

This property qualifies for small business rates relief, please contact Gov.uk for further information.

Date Prepared:

January 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Gary Crompton

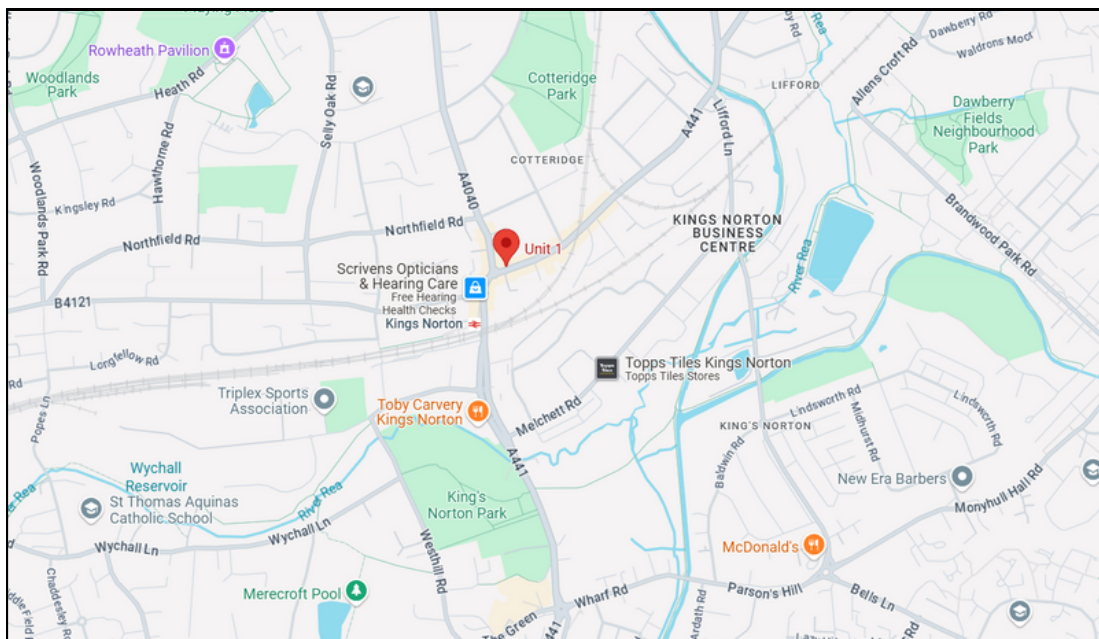
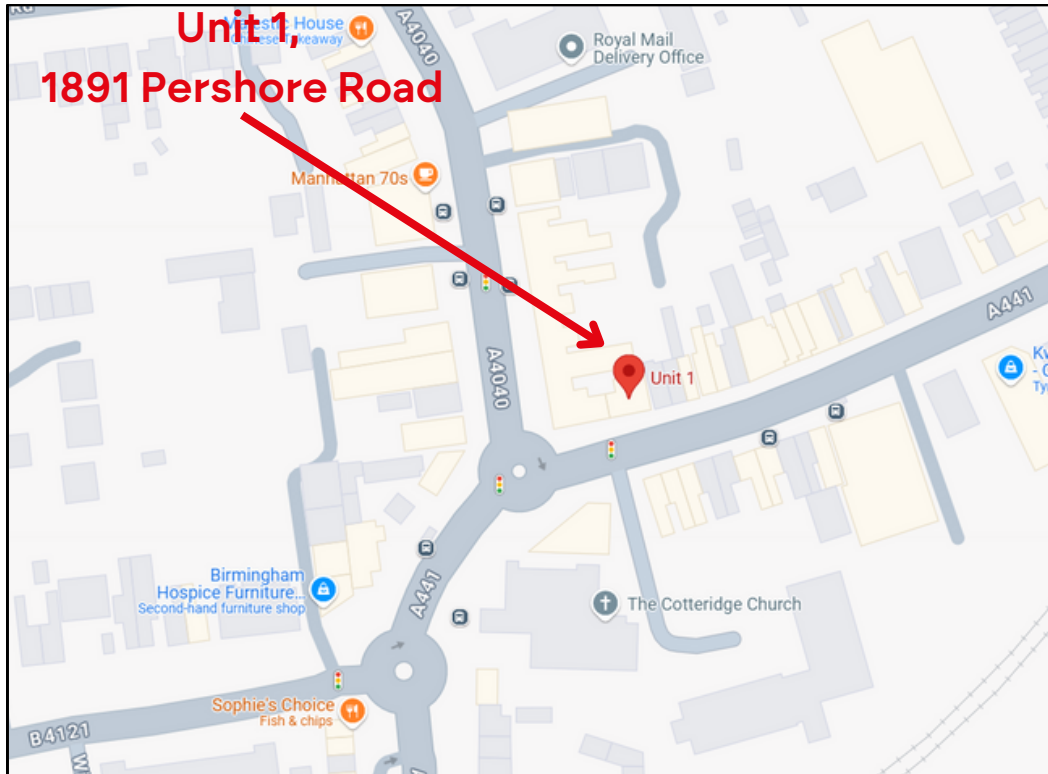
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