

To Let

Small Industrial Unit

**103 Phillips Street
Aston, B6 4PT**



Gross Internal Area 48 m² (516 ft²) Approx.

Location

Philips Street Industrial Estate is situated within 1 mile north of Birmingham City Centre and close to the main Dartmouth Circus island linking with the A38 Aston Expressway and M6 motorway and junction with the middle ring road and Lichfield Road.

Description

The property is one of a block of 2 single storey brick and concrete block steel framed industrial units having insulated mono pitch corrugated asbestos cement sheeted roof. The unit is accessed by pedestrian door and has a roller shutter loading door, concrete floor, internal office/store and lobby area with adjoining WC. There are fitted strip lights and a suspended powermatic gas fire heater.

Gross Internal Area

48 m² (516 ft²) (Approx)

Planning

The unit has planning permission for light industrial (B1 & B8) storage use, but interested parties are recommended to check this with Birmingham City Council, the Planning Authority.

Proposed Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£3,500 Per Annum Exclusive (£67 per week) exclusive.

Lease

A new lease is to be granted on flexible terms based on a minimum of 3 years or multiples thereof on full repairing and insuring terms.

Service Charge

A service charge levy is made at around £600 per annum (£150 per quarter) for the management of the common external areas of the estate.

Rating

The property has a rateable value of £3,300 giving rates payable for the rating year 2011/12 of £2,554.70. However there is a small business rates relief scheme from Birmingham City Council giving 100% rate relief on this property between 1st October 2010 and 30th September 2012.

Legal Costs

Each party will be responsible for their own legal costs in connection with this lease.

VAT

All figures are exclusive of VAT.

Viewing

Strictly by appointment with the Sole Letting Agent:

**Pennycuick Collins,
9 The Square, 111 Broad Street,
Birmingham, B15 1AS.**

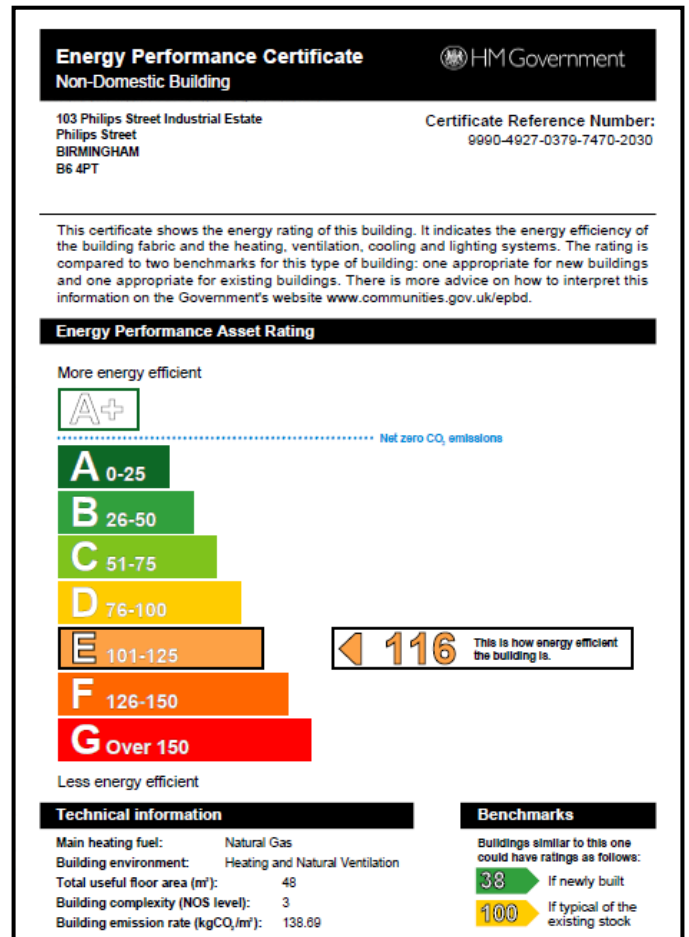
**Tel. No: 0121 665 4150,
Web: www.pennycuick.co.uk**

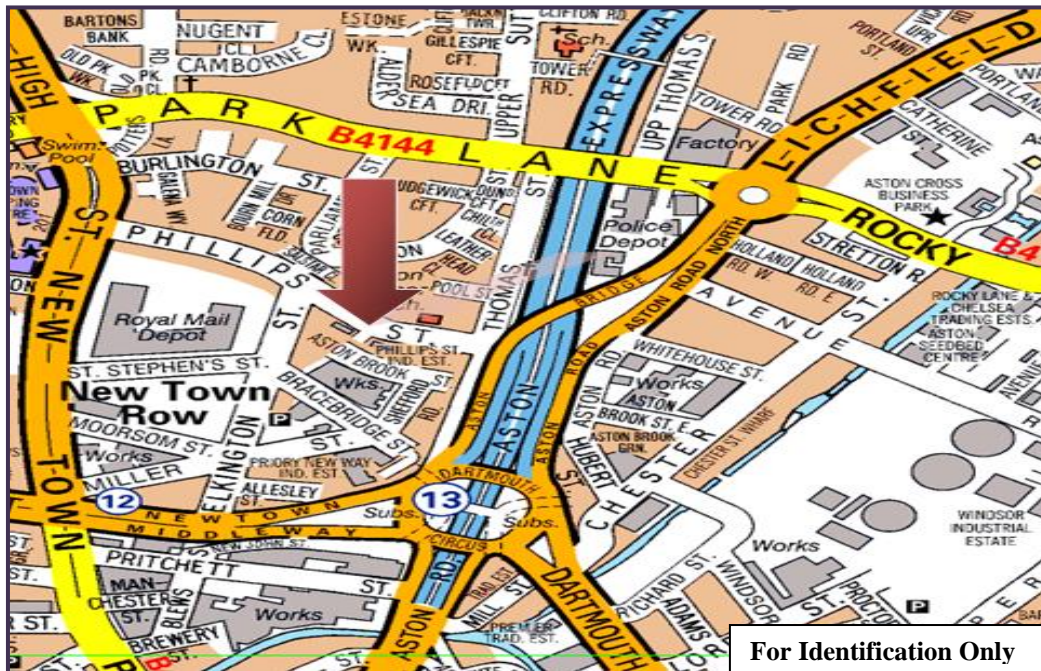
SUBJECT TO CONTRACT

April 2012

Energy Performance Certificate

An EPC is available for the ingoing tenant obtained under current legislation.





The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (Sixth Edition)

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.

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