

To Let

Pennycuik Collins

Chartered Surveyors

Ground Floor Retail Unit With Residential Accommodation Over

**202 EDWARD ROAD,
BIRMINGHAM**



Shop Net Sales Area
16.165 m² (174ft²) Approx.

9 The Square, 111 Broad Street, Birmingham B15 1AS Email: info@pennycuik.co.uk Fax: 0121 665 4190

www.pennycuik.co.uk 0121 665 4150

Location

The premises are located on Edward Road, which is located off the A441 Pershore Road

Description

The property forms part of a brick built parade with a pitched roof. The premises consist of a retail unit with ancillary storage and toilet to the rear. Stairs from the ancillary accommodation lead to flat over with 2 bedrooms, lounge and bathroom.

Accommodation (All Sizes Approx)

Net Sales Area	16.165m ²	174 ft ²
Ancillary	20.49 m ²	221ft ²

Proposed Terms

The property is offered on a new FRI lease for a term of years to be agreed.

Rent

£8,000 per annum exclusive

Rent Deposit

The in-going tenant will be required to pay a rent deposit equating to 6 months rent.

Rateable Value

£1,650

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT.

Services.

The in going tenant will be responsible for business and water rates as well as utility charges for services connected to the premises.

Viewing

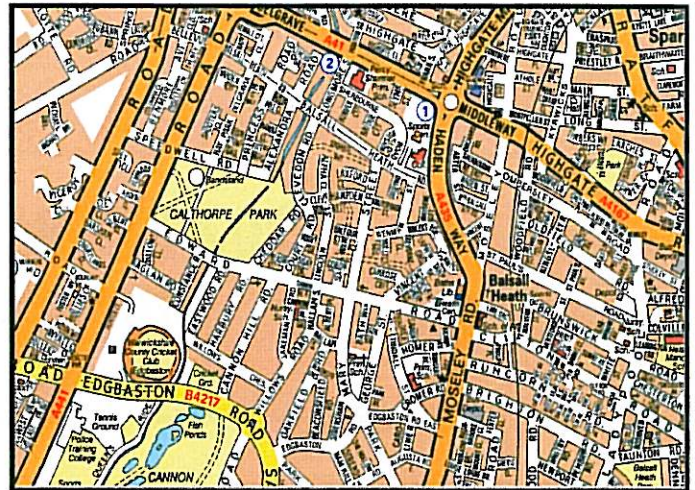
Strictly by appointment with the Sole Letting Agent:

Pennycuik Collins,
9 The Square, 111 Broad Street,
Birmingham, B15 1AS.
Tel. No: 0121 665 4150, Fax. No: 0121 665 4190,
Ref: SRJP

SUBJECT TO CONTRACT

July 08.

Revised Nov 2008

***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 (6th 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.