

# To Let

# Pennycuik Collins

Chartered Surveyors

## Ground Floor Retail Unit

298 Baldwins Lane,  
Hall Green, Birmingham

**DRAFT PARTICULARS SUBJECT TO AMENDMENT**



**34.653 m<sup>2</sup>**  
**(373 ft<sup>2</sup>) 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 within a neighbourhood parade on Baldwins Lane, approximately 1 mile from it's junctions with the main A34 Stratford Road at Robin Hood Island

### Description

The property comprises a self contained ground retail unit, located within a parade of shops. The accommodation includes a retail area with kitchen and W.C. to the rear.

To the front of the property is a forecourt providing parking to the shops of the parade.

### Accommodation (All Sizes Approx)

Shop ITZA	34.653m <sup>2</sup>	373 ft <sup>2</sup>
Kitchen	4.088m <sup>2</sup>	44 ft <sup>2</sup>

### Proposed Terms

The property is offered on a new 3 year (or multiples thereof) lease.

### Rent

£8,000 per annum (exclusive of Rates)

### Rent Deposit

The in-going tenant will be required to pay a rent deposit equating to 3 months rent.

### Rateable Value

£3,750

### Legal Costs

The incoming tenant is to be responsible for all legal costs associated with the preparation and completion of the lease.

### EPC

An Energy Performance Certificate will be available to an incoming Tenant if applicable under current legislation.

### 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.

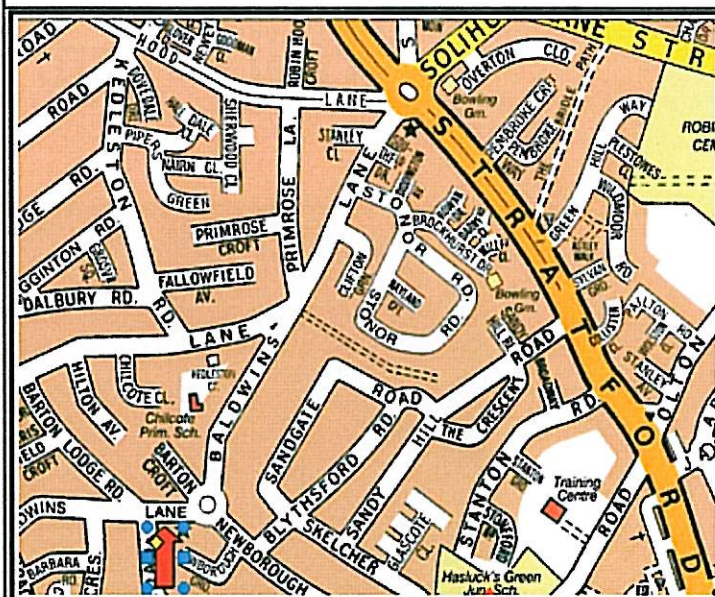
### Viewing

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**

May 09



### **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.