

To Let

Retail Premises with Ancillary Offices

**46 High Street,
Kings Heath**



***Shop Net Sales Area 58 m²
(624 ft²) Approx.***

Location

The premises are located on the High Street of Kings Heath which is a busy and vibrant suburb situated approximately 3 miles south of Birmingham City Council.

Description

The premises comprise a 4 story property of brick construction situated in a corner position of a parade of shops. There is a retail area on the ground floor with stairs to basement and upper floors off. The upper floors are laid out as offices.

Accommodation (All Sizes Approx)

Net Sales Area	58 m ²	624 ft ²
First Floor	43.718m ²	471 ft ²
Second Floor	32.697 m ²	352ft ²

Proposed Terms

The premises are available on a new lease.

Rent

£16,500 per annum exclusive

Rent Deposit

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

Rateable Value

£15,750

Legal Costs

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

VAT

All figures are exclusive of VAT.

Service Charge.

A Service charge may be levied for the upkeep of the common areas of the building/ parade.

Viewing

Strictly by appointment with the Sole Letting Agent:

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

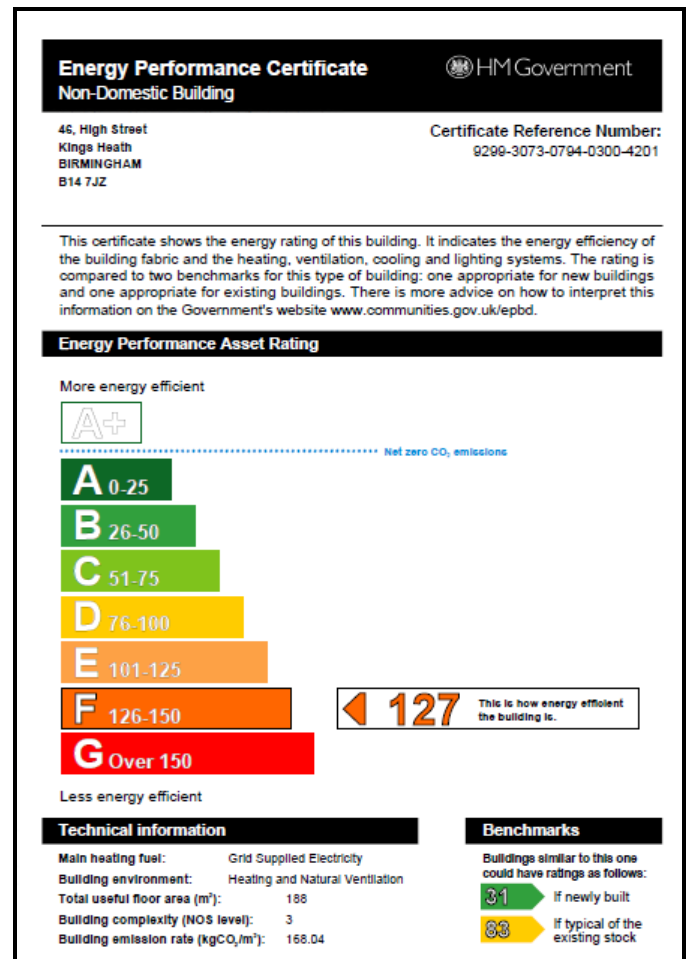
**Tel. No: 0121 665 4150,
Web: www.pennycuick.co.uk**

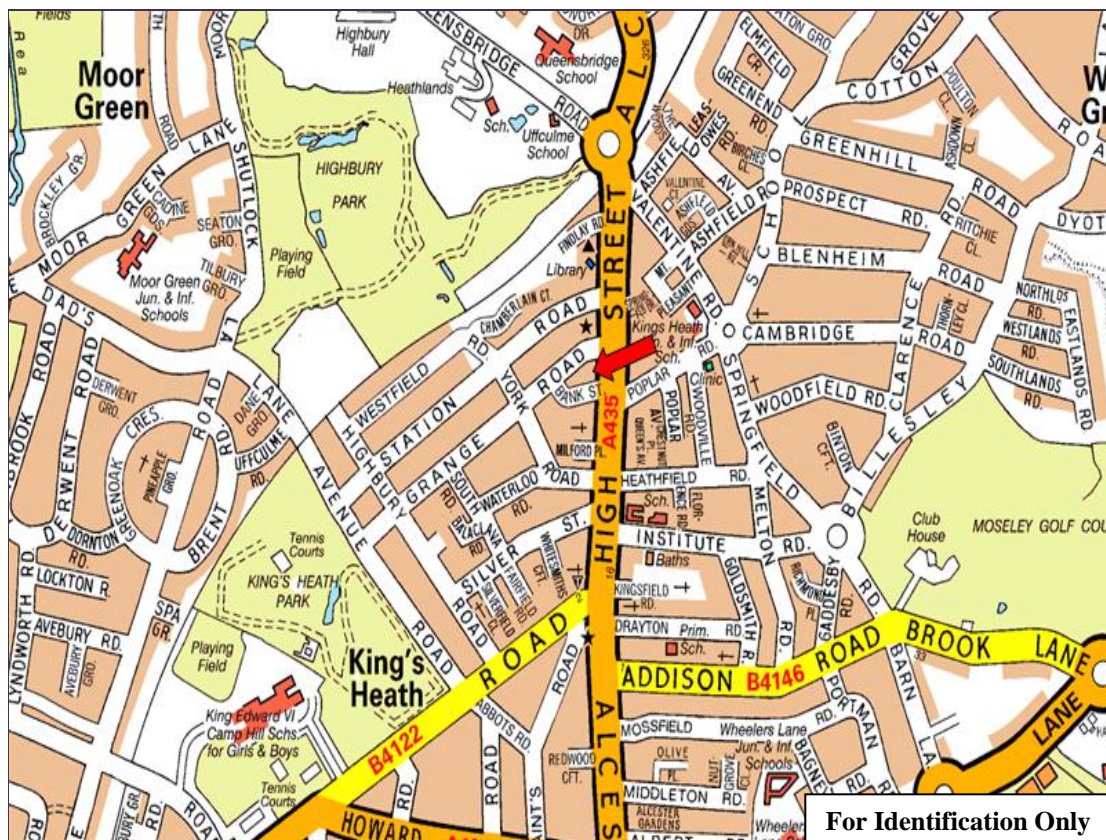
SUBJECT TO CONTRACT

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 (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 Incorporating Ralphs & Janes 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 Incorporating Ralphs & Janes (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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