

# To Let

# Pennycuik Collins

Chartered Surveyors

## First Floor Office Suite

**544A BEARWOOD ROAD,  
BEARWOOD**



***Offices 72.464m<sup>2</sup> (780 ft<sup>2</sup>) Approx.***

### Location

The premises are located Bearwood Road which is the main retail/office location in Bearwood. Adjacent occupiers include Subway, William Hill Bookmakers and Aldi.

### Description

The premises comprise of First Floor office accommodation consisting of:-

### Accommodation (Approx)

Offices	67.819m <sup>2</sup>	(730ft <sup>2</sup> )
Kitchen	4.645 m <sup>2</sup>	(50 ft <sup>2</sup> )

### Proposed Terms

The suite is available on a minimum 3 year lease or multiples thereof.

### Rent

£5,000 per annum exclusive paid quarterly in advance.

### Rates

Interested parties are advised to make their own enquiries with the Council's Business Rates Department

### Legal Costs

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

### Service Charge

A service charge may be levied for the upkeep of the common areas of the building.

### Building Insurance

The landlord will insure the premises and reclaim an apportioned amount from the tenant.

### Services.

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

### VAT

All figures are exclusive of VAT.

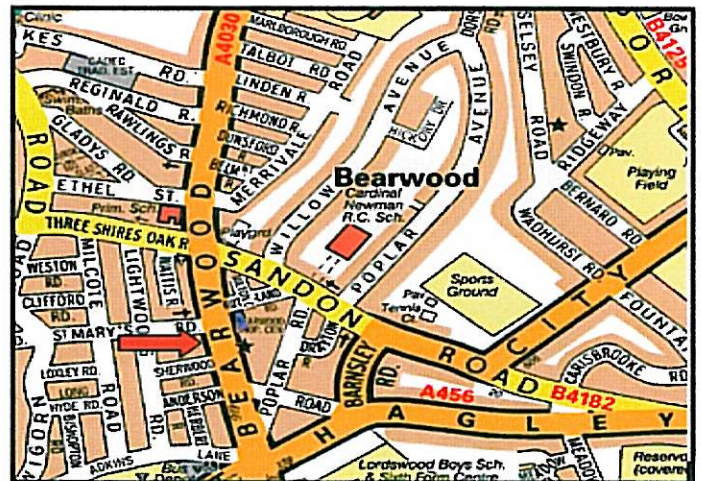
### Viewing

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

August 2009



### **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.