

1104 Warwick Road | Acocks Green | Birmingham | B27 6BH

Prime Class E Unit Available – Subject to Vacant Possession

Ground Floor Sales

241.1m² (2,595ft²)

- Prominent return frontage
- Busy High Street position
- Strong mix of national multiple and independent occupiers
- Major occupiers include **Morrisons, Savers, Greggs, Shoe Zone, Iceland, Card Factory, WHSmith and Argos**
- Strictly Private & Confidential – available November 2024
- Rent £45,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Acocks Green is a busy Birmingham suburb, located approximately 6 miles south east of the City Centre.

Supporting a population of approximately 30,000, Acocks Green provides a strong retail offer which stretches along the main A41 between Cash Generator to the west and Aldi to the east.

The subject property is located in a prime position with major occupiers in the immediate vicinity including **Specsavers, Costa, Lloyds Bank** and **EE**.

Other occupiers represented in Acocks Green include **Morrisons, Poundland, WHSmith, Savers, The Works, Iceland** and **Greggs**.

The subject property provides regularly configured sales space to the ground floor, with ancillary storage and staff facilities at first floor level.



Accommodation

We understand that the property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	241.1	2,595
First Floor	205.4	2,211
Total	446.5	4,806





Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (RV): £54,500

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Rent

Offers are invited in the region of:-

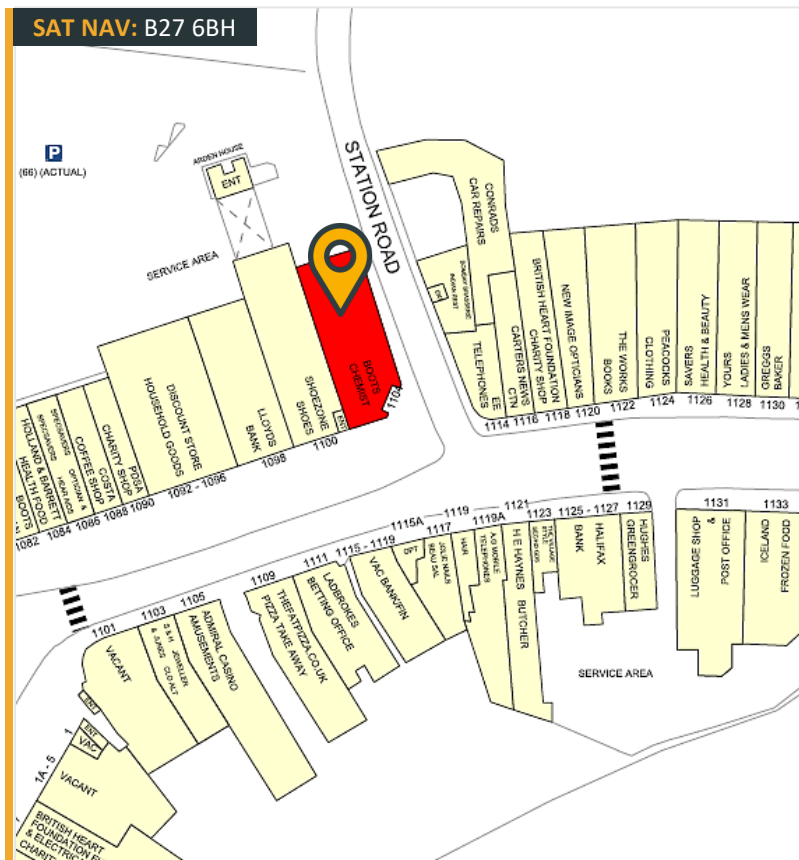
£45,000 per annum exclusive

Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Service Charge

A full repairing and insuring lease will be granted subject to an hoc service charge to cover the cost of repairs and maintenance to the external areas to include a communal loading bay and car park.



Lease

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

VAT

The property is elected for the purposes of VAT.

EPC

A copy of the Energy Performance Certificate is available upon request.

Viewing

Strictly accompanied, and by prior arrangement.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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21/03/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.