

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

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## Prime Class E Unit Available – Subject to Vacant Possession

### Ground Floor Sales

241.1m<sup>2</sup> (2,595ft<sup>2</sup>)

- 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



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## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	241.1	2,595
First Floor	205.4	2,211
<b>Total</b>	<b>446.5</b>	<b>4,806</b>





## 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**

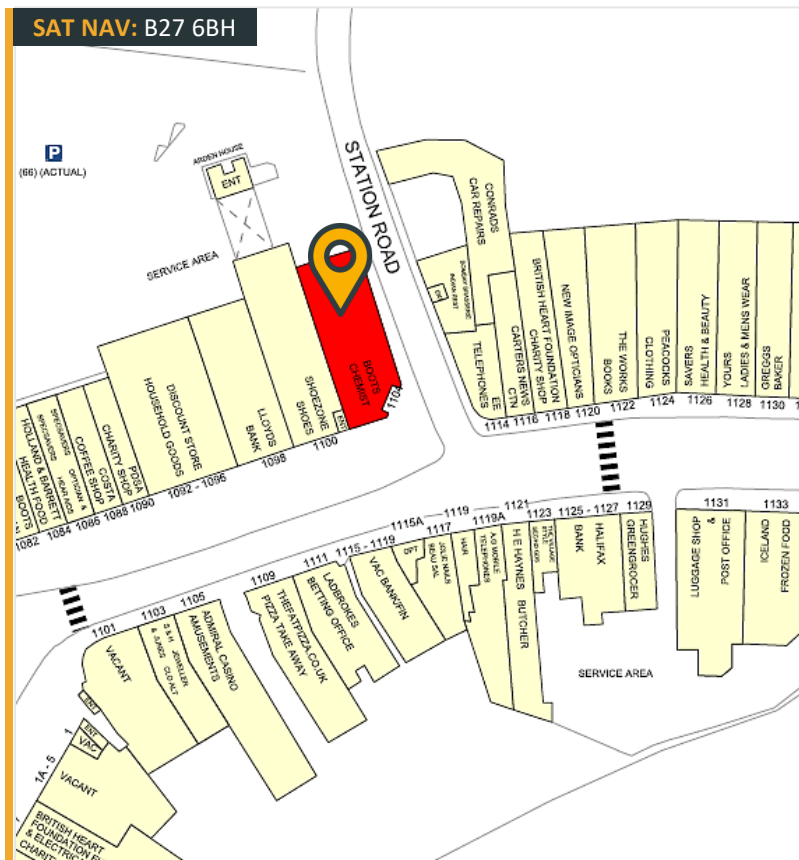
## Planning

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:-

## Oliver Daniels

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