

16 Alcester Road South | Kings Heath | Birmingham | B14 7PU

## Class E unit to let in Kings Heath – Available due to relocation

Ground Floor  
74m<sup>2</sup> (790ft<sup>2</sup>)

- Thriving, cosmopolitan Birmingham suburb
- Eclectic mix of local independent and national occupiers
- Nearby occupiers include Sainsbury's, Coffee#1, Everlast Gyms and Lidl
- Available October 2025



TO LET



Location



Gallery



Contact



FHP are pleased to present to the market this Class E property within the heart of the thriving and cosmopolitan Birmingham Suburb of Kings Heath, situated approximately 3 miles south of Birmingham City Centre. Kings Heath is home to a diverse mix of local independent, national retail and leisure brands.

## Location

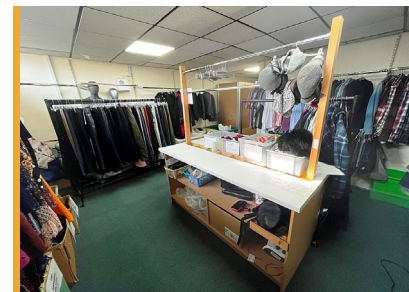
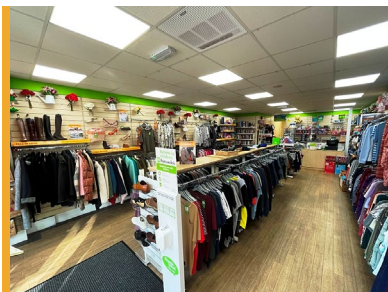
The subject property sits at the heart of Kings Heath High Street, within a very busy retail and leisure parade. Kings Heath is located approximately 3 miles south of Birmingham City Centre and continues to grow substantially through its popularity with young professionals and families due to its connectivity, and lively independent nightlife. Central government investment has also bolstered the popularity of Kings Heath, with the arrival of the Midlands Rail Hub which will directly serve Kings Heath and further improve connectivity to the city centre and beyond.

## Description

The subject property is located adjacent to Admiral Casino and Everyday (Evlo) Loans, and close to Coffee#1 and Nationwide. The premises are located very close to Sainsbury's and two main car parks serving the high street. The subject property provides accommodation over two floors, with ground floor sales and first floor ancillary storage. There is a glazed retail frontage leading to the ground floor sales area with access to the dedicated rear loading area located at the back of the sales area. Mains services to include electricity and water supply are provided.

## EPC

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





## Floor Areas

The property provides the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	74	790
First Floor	50	544
<b>Total</b>	<b>124</b>	<b>1,334</b>

## Lease Terms and Rental

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, at an annual rent of:-

**£26,500 per annum**

## Service Charge

An Estate service charge will be levied to cover common area services and maintenance. Further information is available upon request.

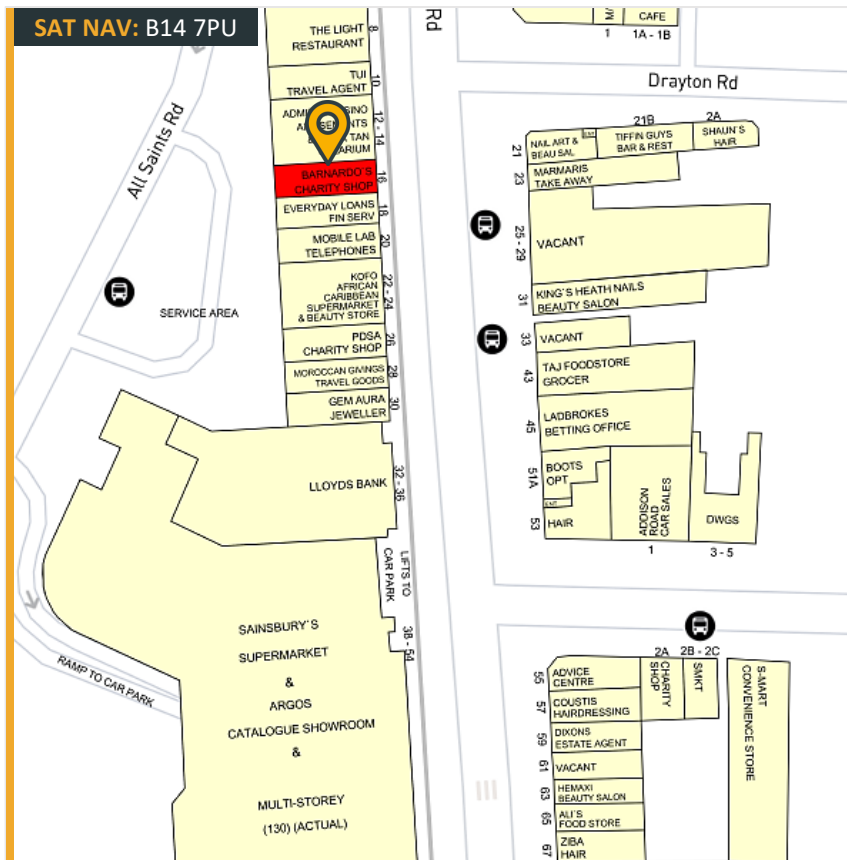
## Planning

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.

## VAT

The property is elected for the purposes of VAT and will be charged in addition to the rent.





## Business Rates

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

**Rateable Value (RV):** £23,000

**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.

## Further Information

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

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