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ROBERTSON  BROWN

## SHOP TO LET



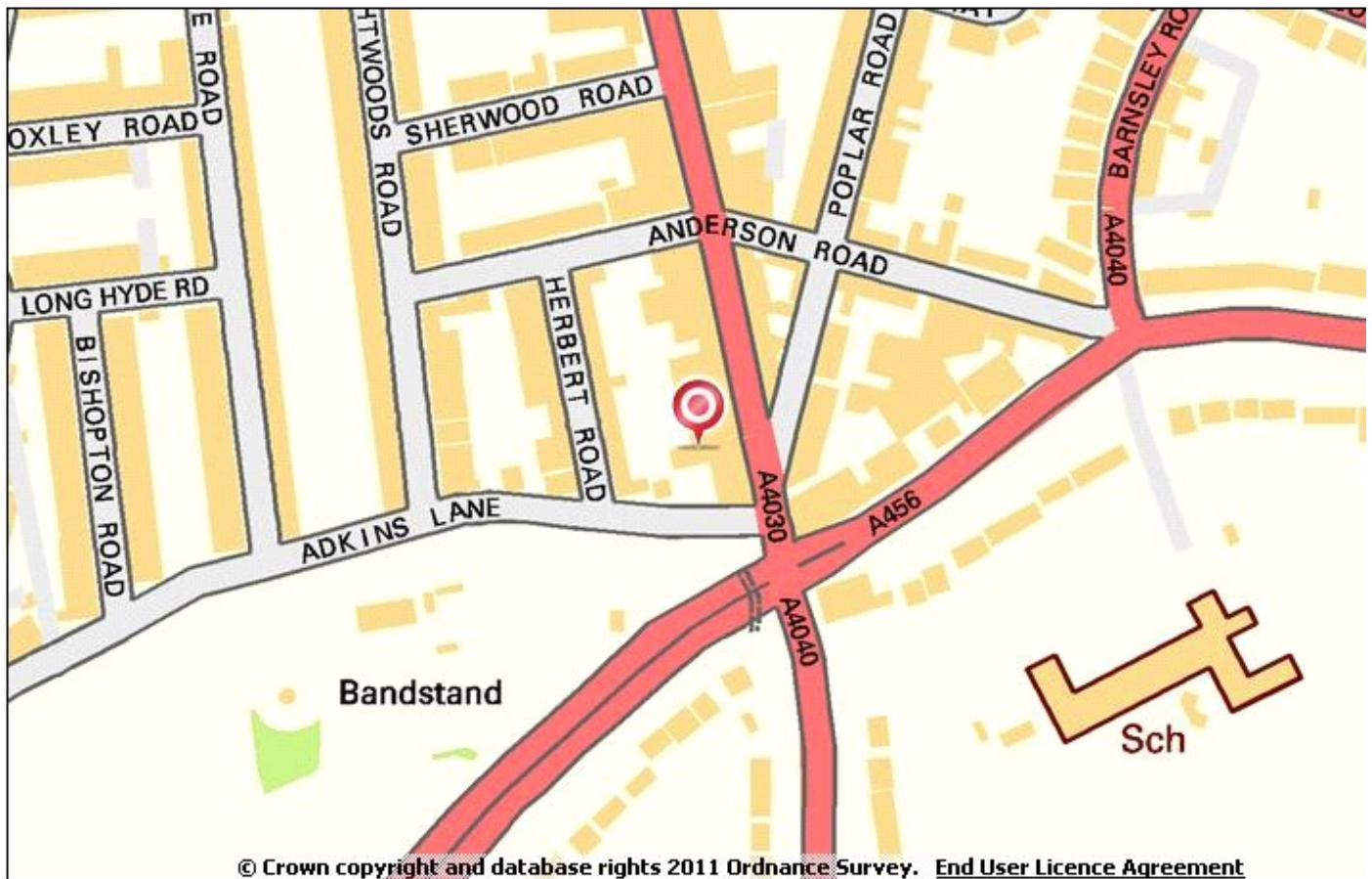
**576 Bearwood Road, Smethwick , B66 4BW**

### FEATURES

- 1 Shop to let
- 1 £18,000 per annum
- 1 Bearwood Road
- 1 Viewing by appointment only

### CONTACT

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## LOCATION

The subject property is situated at the centre of a busy parade of similar properties. Nearby traders include Halifax, Lloyds Pharmacy, Argos, Peacocks and Clintons.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £18,000 per annum exclusive of rates and VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

## ACCOMMODATI...

The property is arranged over ground only and offers the following approximate dimensions and net internal floor areas:

GROUND FLOOR SALES 52.58 sq m (566 sq ft)

GROUND FLOOR STORAGE 13.66 sq m (147 sq ft)

GROUND FLOOR OFFICE 6.78 sq m (73 sq ft)

## RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £15,000

RATES PAYABLE £6,495

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.