



3-5 Shirley Road, Acocks Green, Birmingham, B27 7XU

Exciting opportunity to become part of a new Food Court in Acocks Green

Summary

Tenure	To Let
Available Size	800 to 2,400 sq ft / 74.32 to 222.97 sq m
Service Charge	N/A
Rates Payable	£20,000 per annum The rates will be shared on a 33.33% basis if the unit is to be divided into three individual users.
Rateable Value	£40,500
EPC Rating	Upon enquiry

Key Points

- The property can be used for 3 individual food outlets or one larger food outlet
- The property has the benefit of air conditioning
- Set within busy retail parade with a variety of users and having a high footfall
- Good transport links

Description

The property is arranged on the ground floor lock up shop previously used as a fast food takeaway. Shared seating is provided for 60 covers. There is a fully fitted kitchen. However if the property is let to individual users, the Landlord will separate and fit out each kitchen.

The property has been fitted out to a very high standard and has the benefit of plate glass display windows to the front elevation. Floors are of solid construction with wood effect floor covering. The property has the benefit of air conditioning and feature lighting.

Location

The premises are located at 3-5 Shirley Road in Acocks Green Village and set within a busy retail parade close to the heart of Acocks Green Village. There are a variety of business users in the immediate vicinity including cafes, supermarkets, food stores and general retailers.

The area is easily accessible and has good transport links via public transport with many bus routes serving the area. Acocks Green train station is also situated nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	800	74.32	Available
Unit - 2	800	74.32	Available
Unit - 3	800	74.32	Available
Total	2,400	222.96	

Tenure

The premises are available by way of a Full Repairing and Insuring lease by virtue of a service charge for a term of multiples of 5 years.

The lease is to be inside of the Landlord & Tenant Act (1954) Part II.

EPC

Available upon request.

Rent

£20,000 per annum exclusive of rates and service charge.

Service Charge

The approximate service charge will be circa £1,000.00 per week. This service charge includes all utilities with the exception of business rates, internal repairs, refuse collection and buildings insurance.

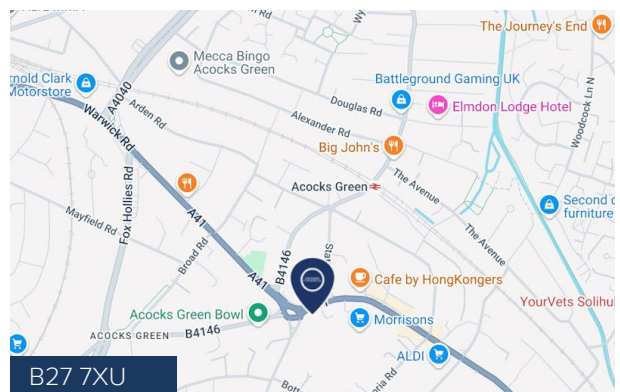
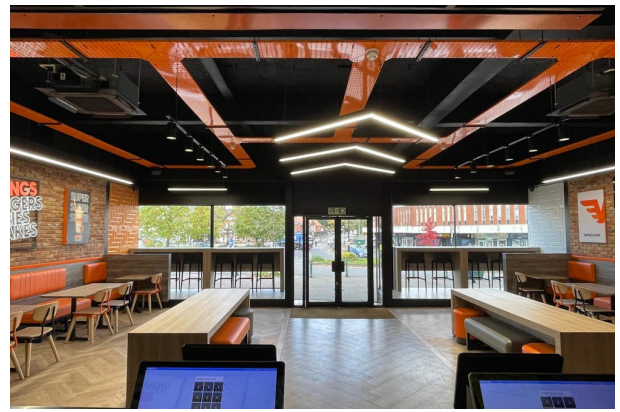
Anti Money Laundering

In accordance with anti money laundering regulations (AML) two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Viewings

By appointment with the agent

Shepherd Commercial - 01564 778890



Viewing & Further Information

Kaine Arkinson

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