

194 St Vincent Street West, Ladywood, Birmingham, B16 8RP



TO LET

Retail Premises Close to Birmingham City Centre

Net Internal Area: 1,267 ft² (117.70 m²)

Location

The property is situated on St Vincent Street, in a popular parade of retail units just off Ladywood Middleway.

The area is a mixed residential and commercial locality being situated in the heart of Ladywood and within close proximity to Birmingham City Centre and Brindley Place.

Description

The property comprises an attractive self-contained retail premises with glass frontage and open plan sales area.

The property benefits from tiled flooring, suspended ceiling with fluorescent strip lighting, air conditioning, WC and kitchenette facilities.

Accommodation

Total (NIA) - 1,267 ft² (117.70 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £9,500 per annum exclusive.

Rateable Value

RV - £10,250

We understand the property is eligible for Small Business Rates Relief.

All parties are advised to contact Birmingham City Council Rates Department for further clarification.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

The landlord will prepare an easy to understand lease at no cost to the tenant.

Services

We understand all mains services are connected to the property.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

Availability

The property is immediately available, following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

