

To Let

Retail

Unit 4 Chad Square Shopping Centre

Hawthorne Road, Off Harborne Road, Edgbaston, Birmingham, B15 3TQ



- Net frontage 5.41m / 17' 8" approx
- Sales 67.45 sqm / 725 sqft approx
- Stores 8.27 sqm / 89 sqft approx
- Built depth 14.62m / 47' 10" approx
- The adjoining Unit 3 is also currently available and the two units might be combined subject to obtaining all the necessary consents.

Location - Chad Square Shopping Centre fronts on to Harborne Road at its junction with Hawthorne Road directly opposite the White Swan bar & restaurant. The location serves an extensive residential area but has easy links in to Harborne, Edgbaston and the city centre and is well served by local bus services.

Description - Chad Square Shopping Centre comprises 10 retail units each with a self contained flat over and separate lock up garage set in an "L" shape behind a large car park accessed off Hawthorne Road.

Accommodation - Ground floor lock up retail unit with rear stores area and WC. The garage is a lock up in a block of garages in the rear service yard. The first floor 2 bed flat has its own access from a balcony accessed from a central stairway adjoining unit 5.

Tenure - The unit is available to let on a lease for a term up to 10 years with provision for rent reviews in an upward only direction at the expiry of every 5th year. The lease will effectively be drawn on a full repairing and insuring basis and will be outside the provisions of Sections 24-28 of the Landlord & Tenant Act 1954 in relation to security of tenure.

Rent - £15,000.00 per annum exclusive, to be payable quarterly in advance by banker's standing order.

Business Rates - The VOA www lists the property as "shop and premises" with a rateable value of £6,600 effective from the 1st April, 2010. Business Rates for 2011/2012 are £0.433 in the £. Interested parties may qualify for rate relief and should make their own enquiries of the City Council & VOA. The City Council www indicates that the flat is within Band C [£1120.85pa 2011/2] for Council Tax purposes.

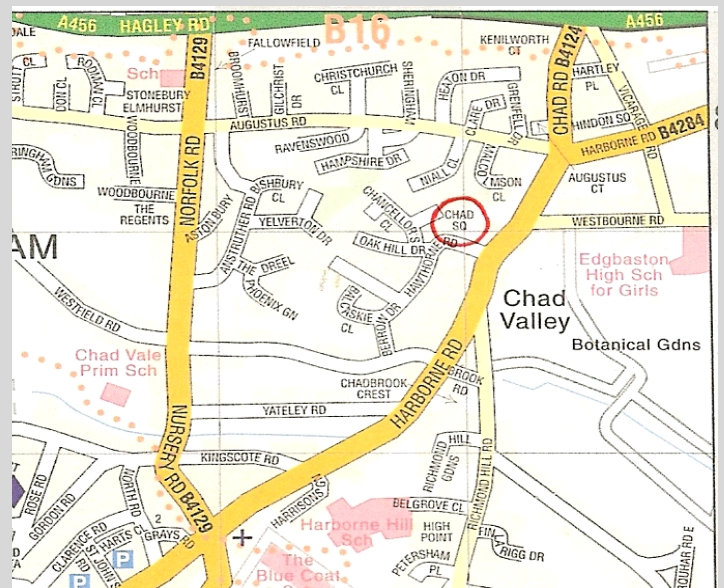
Service Charge – Details available upon request.

Services - The property benefits from mains water, drainage, electricity and telecoms. None of the services in the property have been tested and an ingoing occupier must satisfy themselves as to the suitability for their own purposes. No warranty is given in this regard.

EPC - An Energy Performance Certificate will be made available to the incoming tenant.

Legal costs - The incoming tenant is to make a contribution of £500 + VAT towards the landlord's legal costs.

VAT - VAT will be payable on the shop rental and any service charge.



This plan is published for the convenience of identification only and although believed to be accurate is not guaranteed and does not form part of any contract. Based upon Ordnance survey map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office, © Crown Copyright. Boston Fieldgate Licence No ES 1000032182

For further information & viewing contact –

Charles Smith BSc FRICS
Boston Fieldgate
45 Fieldgate Lane, Kenilworth, CV8 1BT
T + 44 [0]1926 852199
E info@bostonfieldgate.com
or visit www.bostonfieldgate.com
Issued 26 August 2011
Ref BF 1074-7

Important notice

Boston Fieldgate for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser, or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Information given is entirely without responsibility on the part of Boston Fieldgate or the seller / lessor.
2. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. All matters must be verified by any intending purchaser or lessee.
3. No person in the employment of Boston Fieldgate has any authority to make or give representation or warranty whatsoever in relation to this property.