



155 New Road
Rubery, Birmingham, B45 9JW

Ground & First Floor Retail Premises

1,555 sq ft
(144.46 sq m)

- Prominent Position
- Available Immediately
- Local major occupiers such as Greggs, Co-Op Supermarket, Farmfoods etc.
- Staff Parking to the Rear
- Ground & First Floor Premises
- LED Lighting

Summary

Available Size	1,555 sq ft
Rent	£11,000 per annum
Business Rates	£9,000 - 100% Small Business Rate Relief Potentially Available
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Location

155 New Road is prominently positioned in the centre of Rubery. The retail premises is located 1.5 miles west of Longbridge Train Station, with major occupiers nearby such as Co-Op Supermarket, Greggs, Farmfoods etc.

Description

The Property comprises a ground floor retail unit with first floor office accommodation and storage. The Property is currently occupied by The Primrose Hospice.

Internally, the ground floor is open plan with LED lighting and carpets throughout.

Externally, the property benefits from a wide shop frontage, with ample parking in immediate vicinity.

Property Highlights / Amenities

- Shop Internal Depth (m): 17.6
- Shop Internal Width (m): 4.9

Lease

The Property is available by way of an Assignment of the current Full Repairing and Insuring Lease at a Passing Rent of £11,000 Per Annum, expiring in February 2030.

Alternatively, a subletting will be considered if required.

Rent

£11,000 Per Annum

Rateable Value

£9,000 - 100% Small Business Rate Relief Potentially Available

Service Charge and Building Insurance

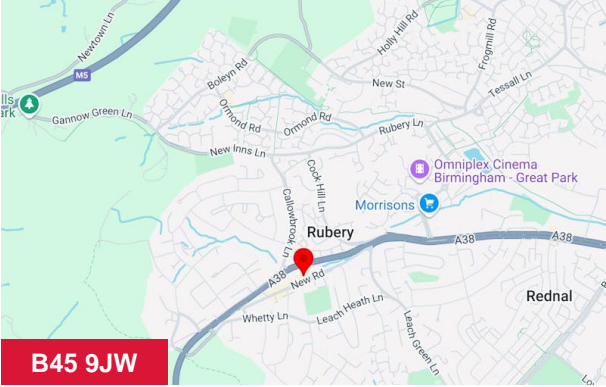
The ingoing tenant will be responsible for the payment of a variable service charge, which was £519.42 (payable in arrears) to December 2024. Building Insurance for 25/26 is £1,151.26.

Legal Costs

Each party to bear their own costs.

Viewings

Strictly by appointment with our office on 01527 584242.



Viewing & Further Information



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