

**570-572 BEARWOOD ROAD
SMETHWICK
BIRMINGHAM
B66 4BS**

PROMINENT SHOP PREMISES



LOCATION

The property is prominently located on Bearwood Road (A4030), an established retailing thoroughfare, to the west of Birmingham City Centre. The premises are at the junction of Anderson Road and benefit from a return frontage.

Nearby retailers include Tesco Express, Halifax, Johnsons Dry Cleaners, Ethel Austin, Specsavers, Clintons, Albemarle & Bond, Lloyds Pharmacy, Heron Frozen Foods, Scrivens, Bon Marche, Iceland and Coral.

ACCOMMODATION

The premises are available to let as whole or part, being designed over ground, first and second floor levels, comprising the following approximate net internal dimensions and areas:-

Gross Frontage:	10.7 m	(35 ft)
Net Frontage:	10.0 m	(33 ft)
Return Frontage:	4.7 m	(15 ft 6 ins)
Shop Depth:	23.9 m	(75 ft)

Ground Floor Area From:	257 sq m	(2,475 sq ft)	To:	476 sq m	(5,126 sq ft)
First Floor Ancillary From:	180 sq m	(1,947 sq ft)	To:	299 sq m	(3,224 sq ft)

TENURE

The premises are available on a new sublease on terms to be agreed.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £40,500

UBR (2016/17): 49.7p

Rates Payable: £20,128

VIEWING

Please contact this office for further information or to arrange inspections.

AN EPC IS AVAILABLE ON REQUEST

January 2014

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

FOLLOW
US ON



@SMARTUKRETAIL

For further details:

020 7569 9900

www.SMART-4.co.uk