

RETAIL PREMISES AVAILABLE 570-572 BEARWOOD ROAD, SMETHWICK, B66 4BS



LOCATION

The property is prominently located on Bearwood Road (A4030), an established retailing thoroughfare, to the west of Birmingham City. 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 areas:-

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

For further information or to arrange inspections please contact:

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For further details

020 7569 9900

EPC available on request
Subject to Contract and 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.