

SUBJECT TO VP



# TO LET

Retail Unit

2,580 sq.ft

(240 sq.m)

173 - 175 Soho Road, Handsworth, Birmingham, B21 9SU

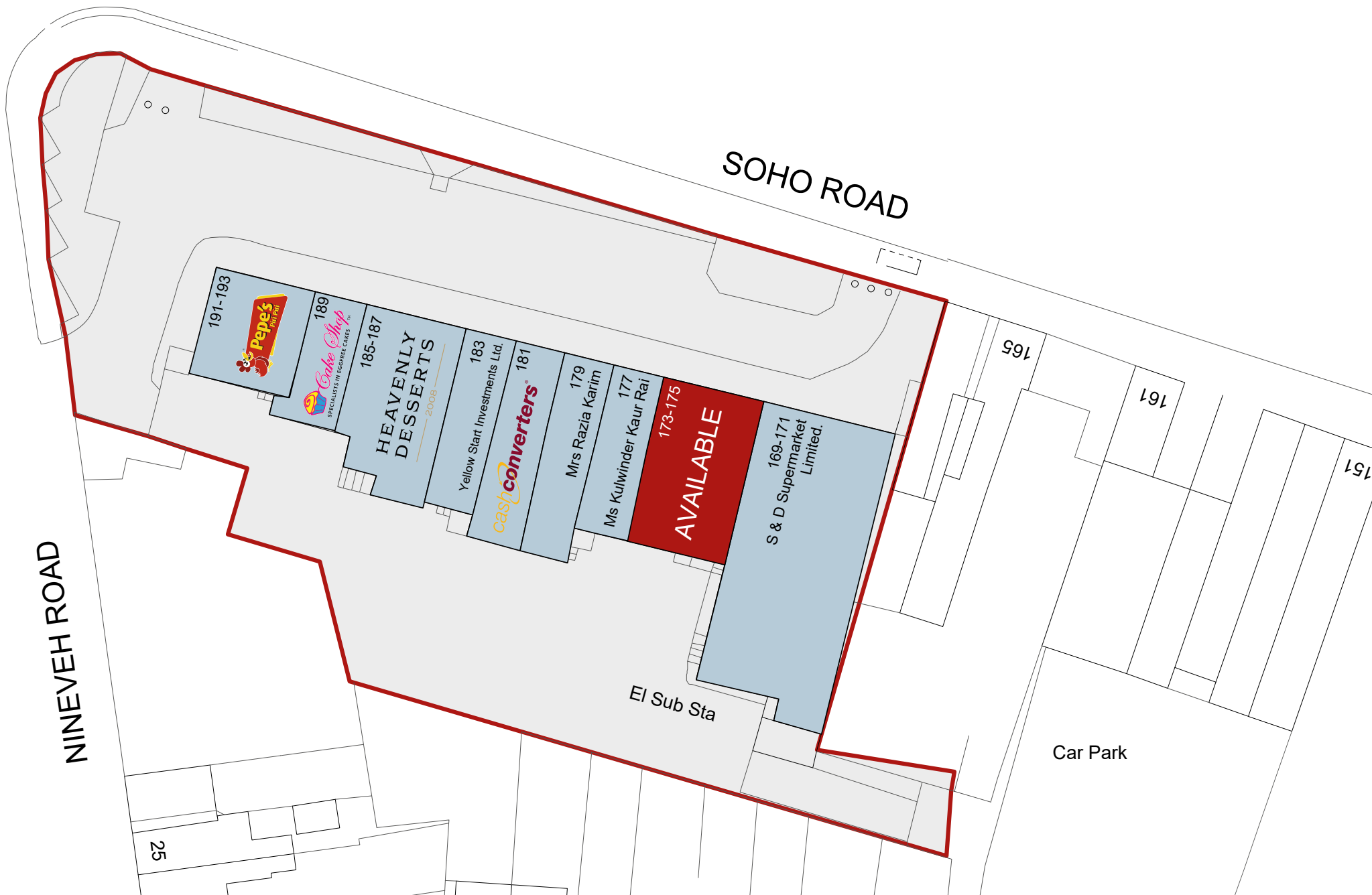
- Double Fronted Unit
- Located on main A41 Soho Road
- Dedicated car park to the front of the unit, as well as dedicated rear servicing

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## 173 - 175 Soho Road, Handsworth, Birmingham, B21 9SU

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,960	182
First Floor	620	57
<b>TOTAL</b>	<b>2,580</b>	<b>240</b>

### Description

The property is located on the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 2½ miles South East of the subject premises with the M5 Motorway located approximately 1 mile North West. Forming part of a parade of retail units, the property benefits from a dedicated car park to the front of the unit, as well as dedicated rear servicing.

### Rent

£55,000 per annum plus VAT.

### Rateable Value

Rateable Value £35,000 as of April 2023. Interested parties are advised to make their own enquiries with the local authority

### Services

All mains services are available.



### Service Charge & Insurance

All units in the scheme contribute to the service charge of £5,975 per annum. The landlord insures the structure and recovers the cost of the premium from the tenant.

### Energy Performance

Further information available upon request.

### Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

### Location - B21 9SU

Birmingham is the UK seconds largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers.



### Viewing

Strictly via prior appointment with the appointed agent:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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