

FRANCHISE FOR SALE

BIRMINGHAM: 363 STRATFORD ROAD, SPARKHILL, BIRMINGHAM, B11 4JY



LOCATION

The property is situated in a prominent position on Stratford Road (A34) within a parade of shops occupied by other local independent retailers in the inner city area of Sparkhill approximately 4 miles south east of Birmingham City Centre.

The A34 is a main arterial route providing considerable traffic flow linking Junction 4 of the M42 motorway to Birmingham's ring road (A4540). The subject is located in Sparkhill's shopping district and an area known locally as 'The Balti Triangle' with a number of restaurants, takeaways and national retailers close by and national retailers close by.

DESCRIPTION

The premises provide a ground floor retail unit, incorporating an aluminum framed shop front with double glazed windows. The accommodation provides a large open plan sales area with a rear storeroom.

ACCOMODATION

The accommodation comprises as follows:-

	Sq.m	Sq.ft
Ground Floor Sales	64.8	698
Ground Floor Foyer	10.9	118
Storeroom	28.8	310
Cold Room	3.78	41
TOTAL	108	1,167

All areas and dimensions given are approximate.

TENURE

A new full repairing and insuring lease would be granted with a term to be negotiated

RENT

An initial sum for the franchise is required which includes all fixtures and fittings £30,000

Annual Rent £15,600 per annum exclusive

RATES

According to the Valuation Office Non-domestic Rating list 2017, the following rateable values apply:- **RV –To Be Reassessed**

SERVICES

Interested parties are advised to make their own enquiries on services available at the property.

LEGAL COSTS

Each Party is to be responsible for their own legal costs.

CONTACT

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OUR SERVICES:

ACQUISITION & DISPOSAL

PROPERTY MANAGEMENT

ASSET MANAGEMENT

INVESTMENT

LANDLORD & TENANT

DEVELOPMENT

RATING

Misrepresentation Act 1967

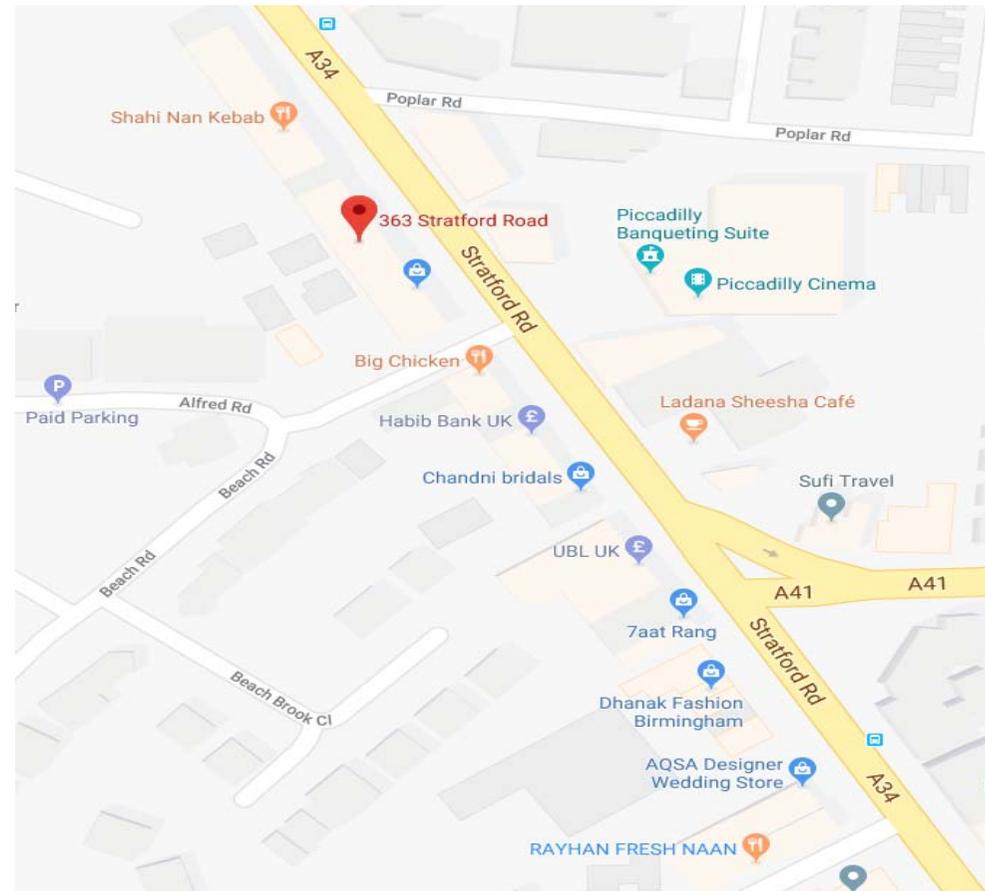
Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.).

Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Date: April 2020



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SUBJECT TO CONTRACT