

## FRANCHISE FOR SALE

**BIRMINGHAM: 701 STRATFORD ROAD, SPARKHILL, BIRMINGHAM, B11 4DN**



### LOCATION

Birmingham is the UK's second city and the administrative centre of the West Midlands. It lies at the heart of the national motorway network with the city being bounded by the M5, M6 and M42 motorways.

The property is situated on Stratford Road at its junction with Nansen Road in the Sparkhill area of Birmingham. The Stratford Road is a main arterial route connecting Birmingham City Centre with Solihull Town Centre. The immediate area is a mixed commercial and residential locality with a number of national and local occupiers represented in the area.

### DESCRIPTION

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

### ACCOMODATION

The accommodation comprises as follows:-

	Sq.m	Sq.ft
Ground Floor Sales	62.7	675
Cold Room	3.2	34
<b>TOTAL</b>	<b>62.7</b>	<b>675</b>

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

Rent per annum £13,200

### 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

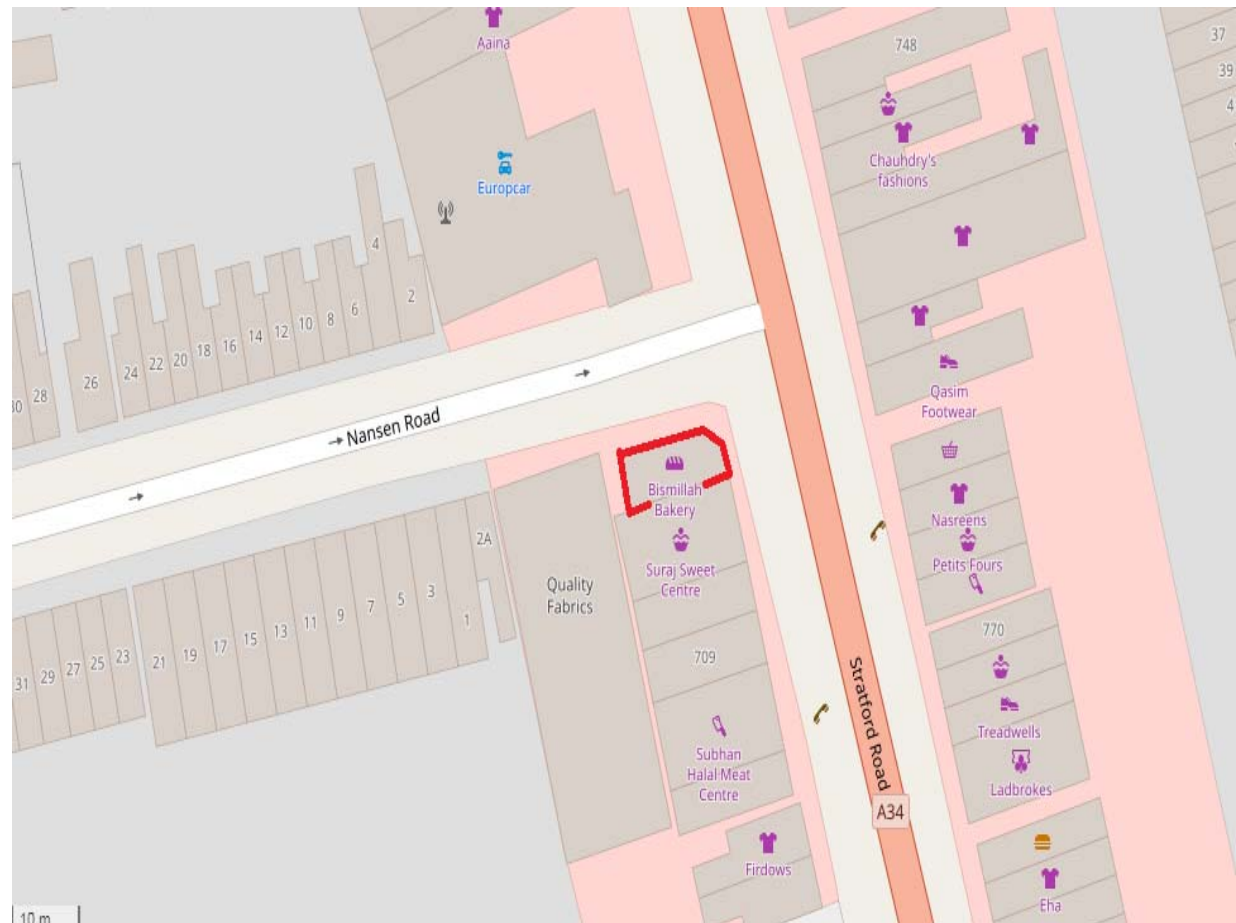
### Misrepresentation Act 1967

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



**SUBJECT TO CONTRACT**

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