

**RETAIL PREMISES AVAILABLE  
LONG LEASEHOLD FOR SALE/TO LET**

**315/317 CHESTER ROAD  
CASTLE BROMWICH  
BIRMINGHAM  
B36 0JG**



**Location**

Castle Bromwich forms an East Birmingham suburb lying circa 7 miles to the East of the City Centre itself.

The premises are located opposite a **MORRISONS SUPERMARKET** and a branch of **ALDI** with other nearby occupiers including **FARMFOODS** and **LLOYDS PHARMACY**.

**Description**

The premises will form a ground floor retail unit with first floor ancillary accommodation.

**Accommodation**

The premises are arranged over ground and first floors and once formed, will provide the following approximate floor areas:

<b>Ground Floor Area</b>	<b>101.17m<sup>2</sup></b>	<b>1089 sq ft</b>
<b>First Floor Area</b>	<b>50.91m<sup>2</sup></b>	<b>548 sq ft</b>

**Tenure**

The premises are held by way of an existing lease for a term of 99 years from the 24 June 1954 and thus due to expire in June 2053.

**Rent**

The current rent is £25 per annum.

Premium offers are invited for the benefit of this long leasehold interest, alternatively my clients may consider a sub-letting of the premises, upon terms to be agreed.

**Planning**

According to Local Authority's Website, the premises do not appear to be Listed nor are they located within a Conservation Area, however all interested parties to make their own enquiries via the Local Planning Authority.

**Rateable Value**

As the premises are yet to be formed, a Rateable Value will need to be calculated by the Local Rating Authority.

**EPC**

The premises will be re-assessed for EPC purposes once they have been formed. At present the entire property has an EPC Rating of C (60).

**Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in the transaction.

**Viewing**

Strictly by appointment with the Sole Retained Agents:-

**Contact: Andrew Benson**

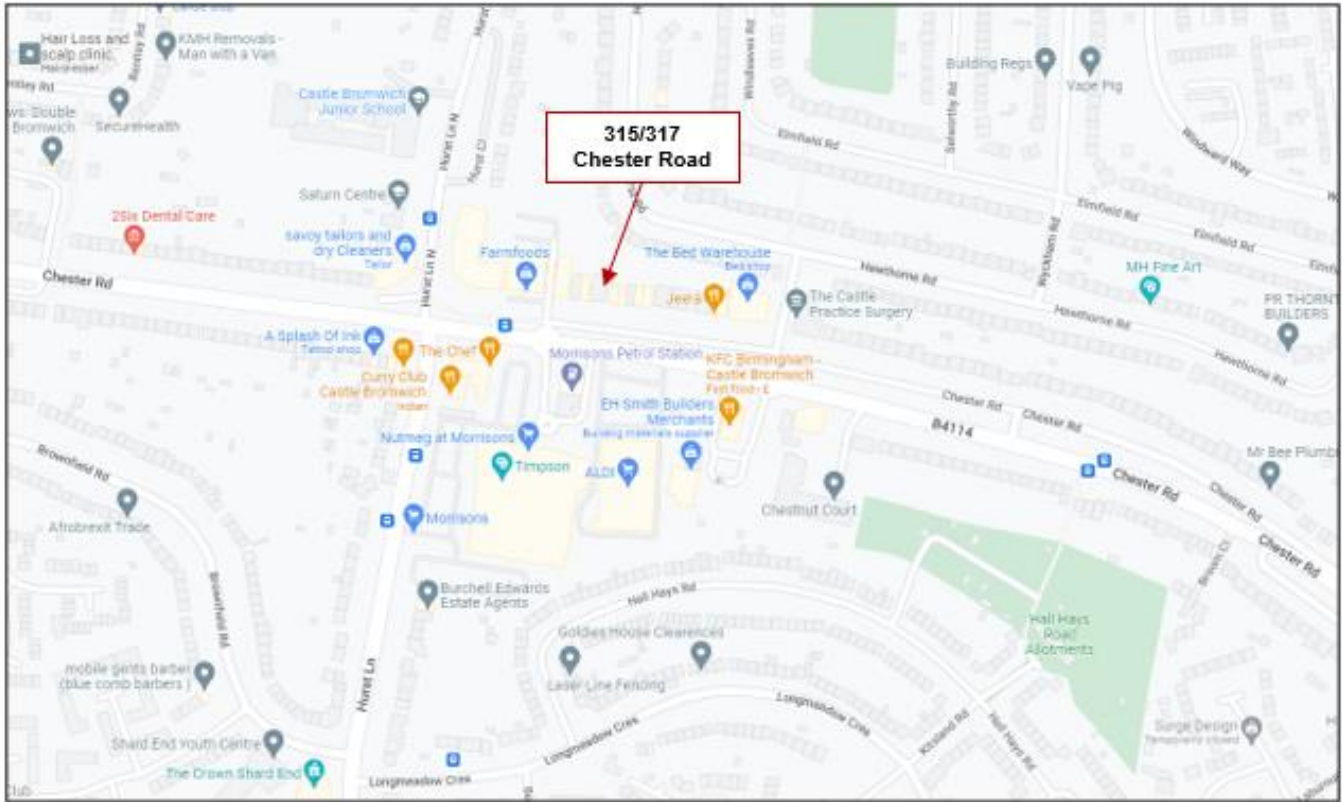
**Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)**

**DDI: 0121 410 5546**

**ALL TRANSACTIONS ARE STATED EXCLUSIVE  
OF VAT  
SUBJECT TO CONTRACT**

**June 2022**

**0121 454 4004**



Scan Web Link

**IMPORTANT NOTICE**

Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.