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• Residential • Commercial • Sales • Lettings • Management • Property Finance

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LEASE FOR SALE



198 LADYPOOL ROAD, BIRMINGHAM, B12 8JS



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (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 intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



LEASE/BUSINESS FOR SALE – GROUND FLOOR

Paul & Sons have the great pleasure in introducing this fantastic opportunity to purchase the lease of this A1 licensed commercial premise. The property is ideally situated on the popular and busy shopping stretch of Ladypool Road, with a strong flow of passing by trade.

The property offers 1846.02 SQ FT of space covering the ground floor and is currently occupied by a business trading as "Zardozi Designer Studio".

The shop is fitted with a double-glazed shop front with shutters, tiled flooring throughout and a contemporary ceiling. The unit has been decorated and maintained to a very high standard.

The ground floor briefly comprises of the main shop floor, a kitchen at the rear and a hallway that leads to a WC. There are also two storerooms at the rear of the ground floor.

An ideal opportunity not to be missed. Viewing is highly recommended to be appreciated, strictly through appointment with Paul & Sons.

MEASUREMENTS (all measurements are approximate)

Ground Floor:

Main Shop Area:	82'51" x 18'06"	1490.13 SQ FT	138.43 SQ M
Kitchen:	09'93" x 05'31"	52.72 SQ FT	4.89 SQ M
Hallway to WC:	02'68" x 08'31"	22.27 SQ FT	2.06 SQ M
Storeroom 1:	13'67" x 12'82"	175.24 SQ FT	16.28 SQ M
Storeroom 2:	10'41" x 10'15"	105.66 SQ FT	9.81 SQ M
TOTAL AREA:		1846.02 SQ FT	171.47 SQ M

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Tenure

The Agent understands that the property is available on Lease.

Viewing

Strictly by appointment through Paul & Sons: 0121 778 6969

In-Going Costs

The in-going tenant will be responsible for the payment of the landlord's legal costs, building insurance and agent administration fees, and will undergo strict credit checks and referencing.

Lease Price: (Asking Price) £75,000 (incl. Goodwill, Fixtures & Fittings)

Lease Duration: 5 Years remaining on the current lease - Renewable

Rent: £2600 per month

Business Rates: Nil

Agents Note:

Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the () Freehold or the (*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor. (*) Whichever is applicable.*

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