

TO LET



**40-44 MARSH LANE
ERDINGTON
BIRMINGHAM
B23 6NX**

- Prominent Triple Fronted Retail Premises
- Suitable For A Variety Of Uses
- Stores/Stockroom To The Rear
- 1,793 ft² (166.6 m²)

LOCATION

Erdington is a suburb of Birmingham situated approximately 5 miles northeast of the city centre. Marsh Lane is in the northern part of Erdington and is a busy thoroughfare connecting with the A4040 in the west and the A5127 in the east. In a predominantly residential area. The property is located within an established retail parade currently dominated by the long established and well known DécorSave business. There is also a takeaway and a corner shop/newsagents in the vicinity.

ACCOMMODATION

The property comprises a triple fronted retail shop having three large plate glass windows and a central doorway. The space is surplus to the requirements of the DécorSave business which creates an exciting opportunity for a new business to establish itself in this location. The property comprises a retail area with a stockroom/storeroom to the rear which is accessed by a rear service yard.

Retail area:	1,435 ft ²	(133.33 m ²)
Store/Stockroom:	358 ft ²	(33.27 m ²)
Total	1,793 ft ²	(166.6 m ²)

QUOTING RENT

Offers based on £30,000 per annum on an internal and insuring basis. We are advised that the rent will not be subject to VAT. The landlord reserves the right to recover a fair proportion of the cost of external repairs via a service charge.

TENURE

The premises are available by way of a new lease for a term to be agreed

RATES

The premises currently form part of a larger property therefore the rates will be assessed once the property has been separated.

ENERGY PERFORMANCE RATING

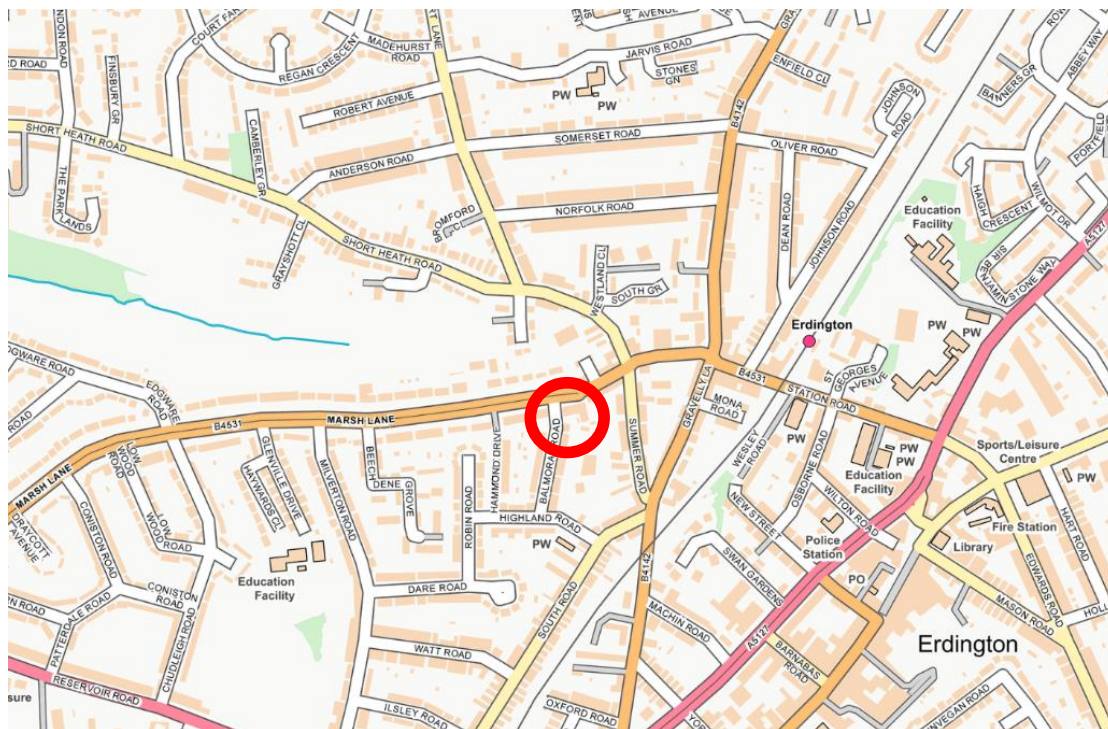
B43

LEGAL COSTS

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

VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5351. Ask for Christopher Bywater chris@firstcity.co.uk



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England
no. 1764529



Regulated by RICS