

# Gifford Dixon

PRICE  
REDUCTION

Commercial Property

## TO LET



107 High Street, Erdington, Birmingham, B23 6SA  
Newly Refurbished Ground Floor Retail Premises  
64.68 Sq M (696 Sq Ft)  
£16,500 P.A.

[gifforddixon.co.uk](http://gifforddixon.co.uk)

0161 667 1317

## LOCATION

The property is situated in a prime town centre location in Erdington and is a short walk to the Central Square Shopping Centre. Erdington is circa 5 miles North East of Birmingham City Centre and benefits from excellent transport, being just 1.5 miles from Junction 6 of the M6 Motorway and a 5 minute walk to Erdington train station.

Nearby occupiers include Max Spielmann, Store Twenty One, EE and the Card Factory.

## DESCRIPTION

The property comprises a traditionally constructed two storey mid-terraced property, with brick elevations and pitched slate covered roof.

The subject of this letting is the recently renovated ground floor shop, which consists of a large open plan sales area, with kitchen, store, and W/C to the rear. The premises have been fitted out to a good standard with air conditioned units throughout and offers a full height glazed display frontage onto the High Street.

## ACCOMMODATION

Ground Floor	(Sq Ft)	(Sq M)
Sales	563	52.3
Store	100	9.28
Kitchen	33	3.1

Plus W/C to the rear of the premises.

## BUSINESS RATES

The property has recently been split and is due to be reassessed for business rates.

Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable and any relief available to them based on their individual circumstances.



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## EPC

The Energy Performance Asset Rating for this premises falls within category C (75).

## LEASE TERMS

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 5 years with other terms to be agreed.

## RENT

£16,500 per annum.

## LEGAL COSTS

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

## SERVICES

We understand that mains electric, water and drainage are connected to these premises.

## VIEWINGS

**Steven Gifford-Dixon** *MSc MRICS*

*Managing Director*

Norwood House

53 Brighton Grove

Manchester

M14 5JT

T: 0161 667 1317

M: 07779 263914

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

W: [gifforddixon.co.uk](http://gifforddixon.co.uk)

[@gifforddixon](https://www.instagram.com/gifforddixon)

Or

**Scott Robertson**

Wright Silverwood Chartered Surveyors

T: 0121 454 4004

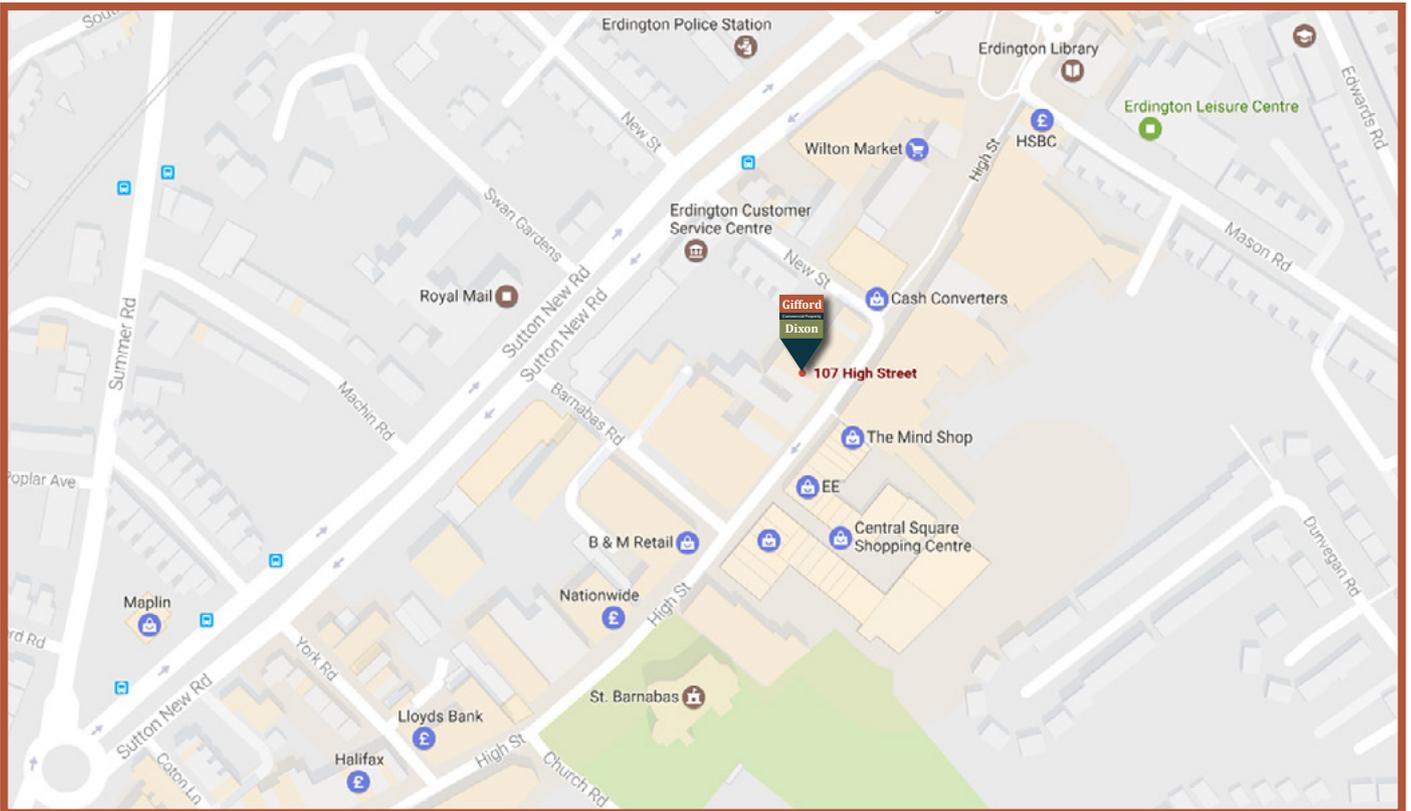
E: [srobertson@wrightsilverwood.co.uk](mailto:srobertson@wrightsilverwood.co.uk)

Subject to contract 2nd February 2017

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The plans and drawings provided are not to scale and are for indicative purposes only