



Picton Jones & Co

0121 643 3232

## TO LET SHOP AND PREMISES

**11 OAK TREE LANE  
SELLY OAK, BIRMINGHAM, B29 6JE**



### SITUATION/LOCATION

The Property is located in the Selly Oak District Shopping Centre of Birmingham.

Birmingham City Centre is approximately 2.5 miles to the North East of the Property, with access to the National Motorway Network with Junction 4 of the M5 Motorway 7 Miles to the South West.

The Subject Property is situated at the Junction of Oak Tree Lane with the Main A38 Bristol Road, benefitting from close proximity to Birmingham University and Queen Elizabeth Medical Centre.

Adjoining and nearby occupiers include a variety of A1 / A2 and A3 / A5 Users such as Chamberlain Estate Agents, Medipharma Chemist, Brevitte Solicitors, Nightingale Jewelers, Bohemia Restaurant etc.

### DESCRIPTION

Comprising part of a Terrace of similar Premises, the Subject Property comprise Ground Floor Sales with Rear Ancillary, together with First Floor Storage Accommodation.

There are on street loading facilities, together with rear service arrangement and Car Parking Facilities.

The Ground Floor Accommodation has recently been Refurbished and benefits from a Modern Aluminum Framed Shop Front, Electronic Roller Shutter Doors, Suspended Ceiling, Gridmate Lighting – Ready to Trade

Subject to Planning, the Premises can be used for a number of Uses although Interested Parties must make their own enquiries to the Planning Authority.

### ACCOMMODATION

Gross Frontage	14'0"
Internal Width	11'8"
Shop Depth	45'0"
Ground Floor Sales	500 sq.ft.
Rear Ancillary	215 sq.ft
First Floor Stores	310 sq.ft

- **PROMINENT TRADING LOCATION AT JUNCTION OF BRISTOL ROAD SOUTH WITH OAK TREE LANE**
- **FULLY REFURBISHED WITH ALUMINUM FRAMED SHOP FRONT, ELECTRONIC ROLLER SHUTTERS, SUSPENDED CEILING, GRIDMATE LIGHTING**
- **NEW LEASE – COMPETITIVE TERMS & LOW RENTAL**

### TENURE

The premises are to be made available by way of a New Lease for a term of years to be agreed on effective Full Repairing and Insuring terms, subject to a 3 yearly upwards only rent review pattern and Rental Offers are Invited in the region of £10,000 per annum exclusive.

### RATEABLE VALUE

We are verbally advised by the Local Rating Authority the entry in the 2013 Rating List is as follows:-

Rateable Value	£9,400.00
Rates Payable (2023/2024)	NIL

Business Rates are not Payable for Premises with a Rateable Value of £12,000 or Less Per Annum.

### LEGAL COSTS

The incoming tenant is to be responsible for the payment of all reasonable legal costs associated with the transaction.

### VIEWING

All viewings are **STRICTLY BY APPOINTMENT** with the Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022.).

### SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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