

TO LET



**92-102 BISHOP STREET
BIRMINGHAM
WEST MIDLANDS
B5 6JP**

❖ **LEASEHOLD PROPERTY**

❖ **CLOSE TO WHOLESALE MARKET AREA**

❖ **AVAILABLE 1ST JULY 2022**

LOCATION

The property is located in Bishop Street, almost opposite the junction with Hurst Street and close to "The Pipe Center" – at the junction of Bishop Street and Sherlock Street. The property is within a ¼ of a mile of the intersection with the A.4540 Belgrave Middleway, and the A.441 Pershore Road.

DESCRIPTION

The property comprises Commercial premises with 2 storey Offices to the front elevation, Loading Bay and Warehousing to the rear.

Regulated by RICS

**JOHN
EMMS**
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	<u>Sq. Ft.</u>	<u>AREA</u> <u>Sq. M.</u>
<u>LOADING BAY, MIDDLE & REAR WAREHOUSING</u>	2300	213.6
Having manually operated roller shutter door to front elevation. Internal height 7'11" to underside of beam, concrete floor, part panelled walls and ceiling with unlined lean to corrugated metal roof.		
<u>GROUND FLOOR</u>	1122	104.2
Comprising Office (left hand side), Toilet Accommodation, Middle Storage & Rear Storage (incorporating Chiller 35'11 x 13'6").		
<u>TRADE COUNTER/WHOLESALE AREA</u>	597	55.4
<u>RIGHT HAND LOADING BAY</u>	275	25.5
<u>REAR WAREHOUSE</u>	2966	275.5
<u>GROUND FLOOR AREA</u>	7260 SQ.FT.	674.4 SQ.M.
<u>FIRST FLOOR</u>	1340 SQ.FT.	124.5 SQ.M.
Series of Office rooms plus Store Room and 2 separate W.C.s, central heating radiators – disconnected.		
<u>GROSS INTERNAL AREA</u>	8600 SQ.FT.	798.9 SQ.M.

2017 RATEABLE VALUE £15,750

SERVICES Mains drainage, water and electricity and gas (disconnected) are available to the property.

TENURE The property is offered as a Business Tenancy on new Lease terms to be granted under the provisions of the Landlord & Tenant Act 1954 (Part II) for 6 years with Rent Review at the 3rd year of the term, on FRI terms.

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REFERENCES

References to include one Bank and 2 Business/trade referees will be required from the prospective tenant.

LEGAL COSTS

The ingoing tenant will be responsible for payment of all Landlords legal costs incurred.

FIXTURES & FITTINGS

All items mentioned in these particulars in the nature of fixtures and fittings will be included within the Lease, all other items being expressly excluded.

RENTAL

£30,000.00 per annum (exclusive of rates and other outgoings).

V.A.T.

We are advised VAT is not applicable to this transaction.

VIEWING

By strict appointment with the Sole Agents:-

JOHN EMMS COMMERCIAL

TEL : 01384 257284

EMAIL : john@johnemmscommercial.co.uk

WEBSITE : johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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