

TO LET



**68-73 BIRMINGHAM ROAD
BLACKHEATH
WEST MIDLANDS
B65 9BA**

❖ **AVAILABLE AS A WHOLE**

❖ **MAY DIVIDE GROUND FLOOR AND FIRST FLOOR**

LOCATION

The property occupies a prominent position fronting directly onto Birmingham Road with bus stop outside and adjacent to Bhandals Dental Surgery.

Blackheath is a long established Black Country town located approximately 8 miles west of Birmingham City Centre.

DESCRIPTION

The premises comprise ground floor and first floor, being a former bank, together with a car park.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

68-73 BIRMINGHAM ROAD, BLACKHEATH, B65 9BA....Cont'd.

ACCOMMODATION

<u>Ground Floor</u>	2,820	261.9
<u>First Floor</u>	2,528	234.8
<u>GROSS INTERNAL AREA</u>	<u>5,348 SQ.FT.</u>	<u>496.7 SQ.M.</u>

EXTERNALLY

There is a car park to the rear which could accommodate up to 14 vehicles.

RATEABLE VALUE

The Valuation Office Agency Website indicates the 2023 Rateable Value is £38,000.

PLANNING

We believe that the property Class E 'Commercial Business & Service use' being a former bank. The property would convert to retail or alternative use subject to planning permission.

ENERGY PERFORMANCE CERTIFICATE

To be supplied by the Landlord.

SERVICES

It is understood mains electricity, water, drainage and gas are available or could be reconnected to the property. The Agents have not tested any plant apparatus, fixtures and fittings or services and cannot verify they are in working order or fit for purpose. The applicants are advised to obtain their own verification from their Solicitor or Surveyor.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

V.A.T.

We are advised VAT is not applicable to this transaction.

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PROPOSAL

The Landlords may split the property and lease the ground floor only and retain the first floor for separate purposes.

FOR FURTHER INFORMATION PLEASE CONTACT THE SOLE AGENTS

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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