TO LET
MAY SELL

129 POPLAR ROAD
BEARWOOD
WEST MIDLANDS
B66 4AP

- **HIGH PROFILE LOCATION**
- **POPULAR SITUATION**

LOCATION

The property is prominently located at the junction of Poplar Road and Bearwood Road in a busy trading position with a Bus Station in Adkins Lane (opposite). Bearwood is a well-established and popular town within Sandwell MBC where many local traders and other businesses are located, and which serves a densely populated area.

Birmingham City Centre is less than 4 miles distant to the east and the A.456 Hagley Road is a major arterial route between the city centre and Halesowen, junction 3 of the M5 Motorway, thereafter leading to Stourbridge and Kidderminster.

129 POPLAR ROAD, BEARWOOD, B66 4AP……..Continued

The property comprises :-

	AREA SQ.FT.	SQ.M.
GROUND FLOOR (Retail)		
Retailing Area	298	27.6
Kitchen/Tea Making Area	38	3.5
FIRST FLOOR		
Open Plan	320	29.7

Rear landing has single toilet with low level W.C. and wash basin.

NET INTERNAL AREA	**656 SQ.FT.**	**60.8 SQ.M.**

The property has fitted lighting, laminated floors to ground floor retail area and first floor.

TENURE

The property is available on new business lease terms to be agreed. The lease will be granted on full repairing and insuring terms OR

The owners may consider selling the freehold with vacant possession.

FIXTURES AND FITTINGS

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

SERVICES

It is understood mains, drainage, water and electricity are available and connected to the premises.

The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The prospective tenant is advised to obtain their own verification from their Solicitor or Surveyor.

LEGAL COSTS
Each party to be responsible for payment of their own respective costs incurred in the transaction.

RATING ASSESSMENT
The Valuation Office Agency Website indicates the 2023 Rateable Value is £6,800.
From 1st April 2026 the Rateable Value will be £8,700.

RENT **Year 1. £12,000.00 per annum (exclusive)**
Years 2 & 3 £14,000.00 per annum (exclusive)

PURCHASE PRICE **Price on application.**

V.A.T.
All prices, outgoings and other rentals referred to in these letting particulars are exclusive of but may be liable to VAT.

REFERENCES
The tenancy granted will be subject to appropriate references being first approved by the Landlord.

ENERGY PERFORMANCE CERTIFICATE Available with these particulars.

VIEWING By strict appointment with the Sole Agents:

John Emms Commercial

Tel: 01384 257284
Email: john@johnemmscommercial.co.uk
Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

129 POPLAR ROAD, BEARWOOD, B66 4AP……..Continued

Energy performance certificate (EPC)

129 Poplar Road
SMETHWICK
B66 4AP

Energy rating: E

Valid until: 2 June 2030

Certificate number: 0228-0739-2832-8535-5002

Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Not zero CO2
115 E

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 32 B

If typical of the existing stock: 95 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	126.17
Primary energy use (kWh/m2 per year)	746

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0928-2752-3540-2800-2003).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mark McGuinness
Telephone	07590 024290
Email	gallowbridge@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019665
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Gallowbridge Limited
Employer address	Rockleigh, 63 Bowling Green Road, Stourbridge, DY8 3RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 May 2020
Date of certificate	3 June 2020