

# ERDINGTON

171 High Street, B23 6SY  
Lease Available

**LYONS  
THOMPSON  
LETTS**  
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## Location and Description

The subject premises are situated in a busy location on High Street adjacent to **Savers** and close to a variety of national and independent occupiers including **Realeyes Opticians, Shipleys, Betfred, Poundland** and **B&M** amongst others.

## Lease Details and Rent

The premises are held on a existing lease, expiring on 24/12/24 at a passing rent of **£25,000 per annum exclusive**

Further information available upon request.

## Accommodation

The premises are arranged over ground and first floors and comprise the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground floor	1,302 sq ft	121 sq m
First floor	557 sq ft	51 sq m

## Business Rates

Rateable Value (2022): £16,500

## VAT and Costs

We have been verbally advised that the premises are not elected for VAT.

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

Subject to Contract

## EPC

A full copy of the EPC is available upon request.



## All Enquiries

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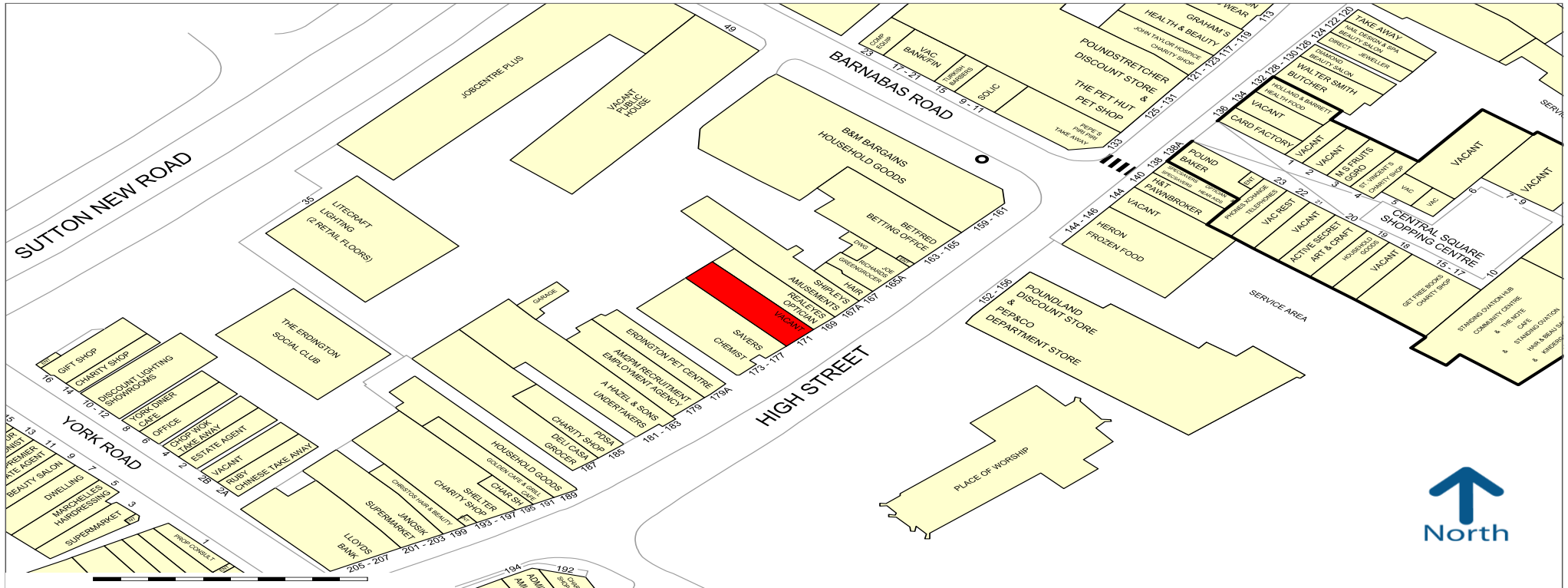
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Birmingham - Erdington



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December 2022. Subject to Contract.

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