



**ROB ALSTON**  
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**PRIME SHOP  
UNIT  
TO LET**

## BEARWOOD, WEST MIDLANDS

567-569 BEARWOOD ROAD, B66 4BH.

### LOCATION

Bearwood is a busy West Midlands town, within the southern part of the district of Smethwick located 5 miles west of Birmingham city centre.

### DESCRIPTION

The property comprises a large retail unit with first floor storage/staff accommodation and is located in the busiest position on Bearwood Road adjoining Aldi.

Other nearby occupiers include **Greggs, Card Factory, Scrivens, Holland & Barrett, Iceland, CEX, Specsavers** etc.

### ACCOMMODATION

Ground Floor	Internal Width	54 ft 10in	16.49 m
	Shop Depth	80 ft	24.4 m
Ground Floor	Sales Area	3,636 sq ft	337.9 sq m
First Floor	Store/Staff	3,324 sq ft	308.9 sq m

### RENT

Offers are invited in the region of **£75,000 per annum** exclusive.

### LEASE TERM

The property is available via a new 10 year lease with a rent review at the end of the fifth year of the term.

### RATES

Rateable Value (2023)	£66,000
Interested parties are advised to make their own enquiries regarding rates payable for 2025/26.	

### VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446).

### EPC

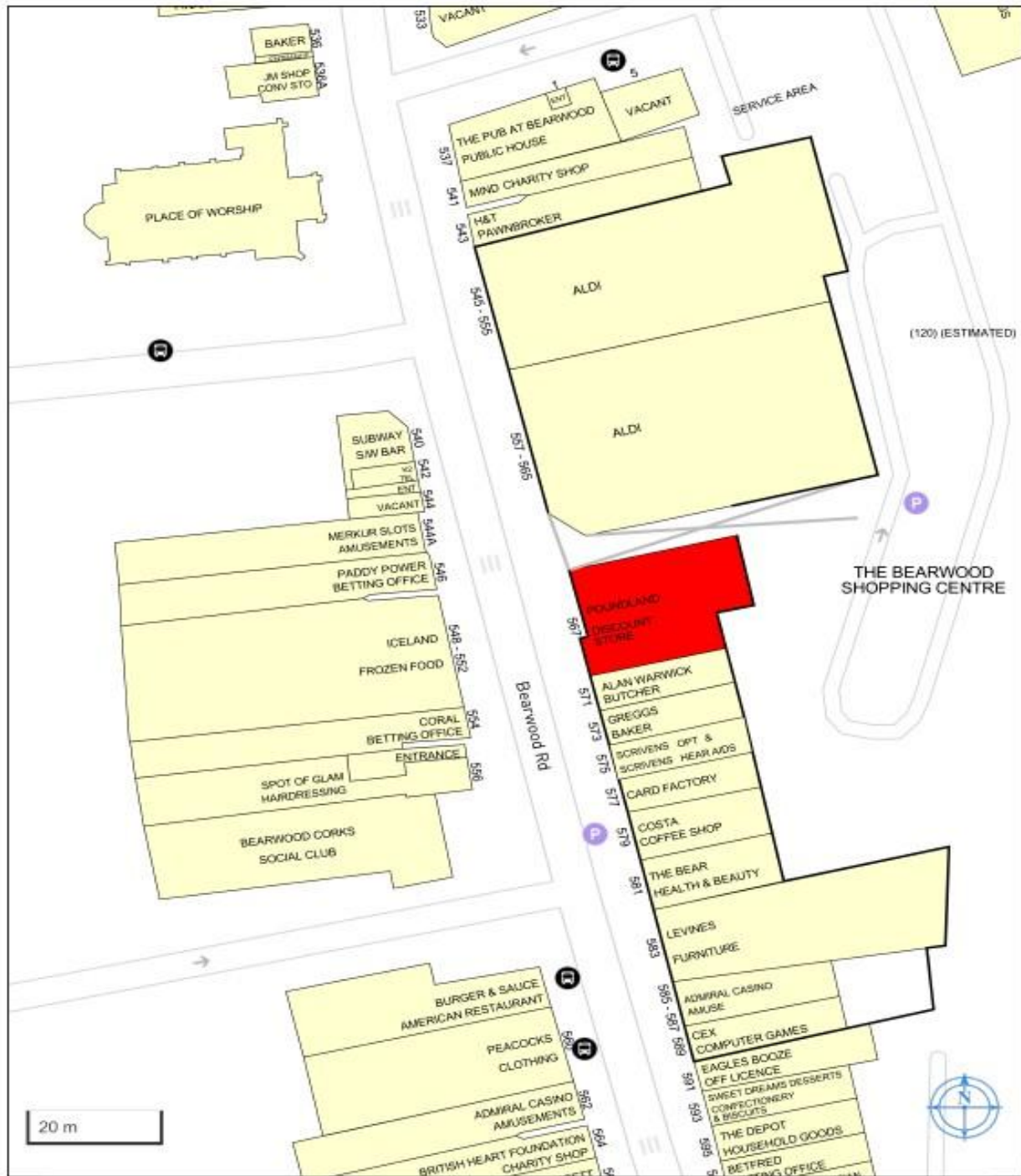
A copy of the Energy Performance Certificate is available on request

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