

## **TO LET**

**105 NEWTOWN ROW/2 PRITCHETT STREET,  
ASTON, BIRMINGHAM, B6 4HA**

**APPROX 403.5 SQM (4,342 SQFT)**



- **Flexible Accommodation**
- **Highly Prominent Location on Main Arterial Route**
- **Suitable for a variety of uses including Showroom, Trade Counter, Studio, Warehouse and Storage (Subject to Planning)**
- **Incentives available, subject to status**

## Location

The property is located on the corner of New Town Row and Pritchett Street in the suburb of Aston. Junction 6 of the M6 and Birmingham City Centre are both within approximately 1 mile of the property.

New Town Row is a main arterial route into Birmingham City Centre and there are a number of roadside retailers represented in the immediate vicinity including; Dulux Decorating Centre, Floors 2 Go, Tiles 2 Go and Safestore. The locality supports a further general mix of industrial, office and commercial activity.

## Description

The property comprises a variety of accommodation including office, workshop and storage space arranged over basement, ground and first floors. The premises do require works internally in order to bring them back into a state of repair.

## Accommodation

The property comprises of the following approximate floor areas, which have been measured on a net internal basis: -

Ground Floor	167.09 sq m (1,798 sq ft)
First Floor	236.41 sq m (2,544 sq ft)
<b>Total</b>	<b>403.50 sq m (4,342 sq ft)</b>

(Please note we were unable to gain access to the basement at the time of our inspection)

## Rating Assessment

We have been advised by the Local Rating Authority that the current assessment is as follows:

Description	Workshop and Premises
Rateable Value	£6,800
Rates Payable	£3,019

Interested parties should rely on their own enquiries of Birmingham City Council (0121 410 3700)

## Tenure

The property is held by way of a lease for a term of 10 years from 29 September 2006 subject to a rent review on the fifth anniversary of the term. The passing rent is £9,250 pa increasing to £10,000 pa on 29 September 2009, with the review due on 29 September 2011.

## Terms

Offers are invited for the benefit of an assignment of the leasehold interest. Alternatively, a sublease may be considered on terms to be agreed. Incentives are available, subject to status.

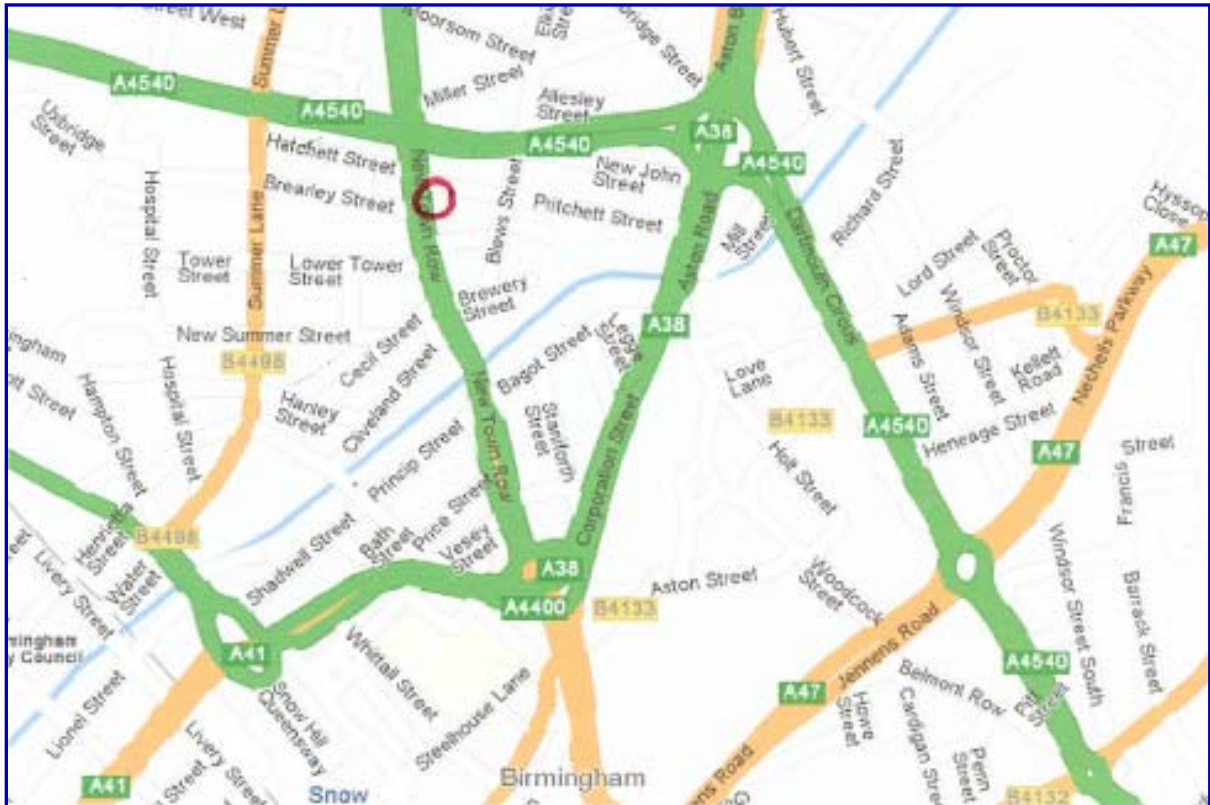
## Viewing/Information

Contact: **Thomas Bolton or Charles Trafford**

Direct Line: **0121 222 4132**

Email: **thomas@bartlettproperty.co.uk or charles@bartlettproperty.co.uk**

## 105 Newtown Row, Aston, Birmingham B6 4HA



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