



 0  
Bedroom

 0  
Bathroom



Pam Estates Ltd offer this vacant, lock-up ground floor Retail shop to rent in a busy prominent location on Soho Rd, Handsworth, Birmingham. Located approximately 2.5 miles from Birmingham City Centre. Previously trading as the well established

## Description

### LOCATION

Located to the rear of the very prominent Soho Rd (A41), Handsworth, the premises are within easy reach of local amenities and public transport. Benefitting from regular public passing trade & transport, the property benefits from excellent road links into the city and wider midlands network. The surrounding area comprises a number of retail units, small industrial properties and residential dwellings.

### DESCRIPTION

Lock up shop, the retail unit is based on Soho Road briefly comprises of a sales and preparation area, kitchen, toilet & store room. All existing fixtures and fittings are available if required by separate negotiation. Having electric roller shutters with a new shop front.

Retail area - 14'30" x 22'09" (4.35m x 6.73m)

Prep area - 14'51" x 10'16" (4.42m x 3m)

Storage 8'49" x 14'71" (2.58m x 4.48m)

Toilet 3'66" x 3'67" (1.11m x 1.11m)

## TERMS

Rent: £24,500.00 (Twenty four thousand five hundred Pounds) per annum, To be let on a new FRI lease on terms. Business premium: £40,000

## LEGAL COSTS

Each party is liable for their own legal costs on completion. The new incoming tenant is liable to pay the agent fee.



## Energy performance certificate (EPC) recommendation report

305 SOHO ROAD  
BIRMINGHAM  
B21 9SA

Report number  
**9169-2187-8139-0137-6058**

Valid until  
**11 December 2030**

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### Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

## Property and report details

Report issued on	12 December 2020
Total useful floor area	66 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.02, SBEM, v5.6.b.0

## Assessor's details

Assessor's name Hardial Bhogal

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Telephone 0121 553 0173

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Email [hardial.bhogal@area-eco.co.uk](mailto:hardial.bhogal@area-eco.co.uk)

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Employer's name Hardial Bhogal

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Employer's address 142 Lightwoods Road, Bearwood, Sandwell, West Midlands, B67 5BD

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Assessor ID EES/022384

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Assessor's declaration The assessor is not related to the owner of the property.

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Accreditation scheme Elmhurst Energy Systems Ltd

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