

1261/1263 Pershore Road, Stirchley, Birmingham, B30 2YT



**TO LET**

Double Fronted Retail Premises with Forecourt Parking

Net Internal Area: 832 ft<sup>2</sup> (79.29 m<sup>2</sup>)

### Location

The property is predominantly situated on Pershore Road, close to its Junction with Cartland Road, in the Stirchley area of Birmingham.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.

### Description

The property comprises of a prominent, double-fronted retail premises with associated parking to the rear.

The retail premises benefits from double fronted glazed façade with pedestrian access from the fore. Internally, the property is predominantly open plan with rest room and kitchen facilities.

### Accommodation

**Total NIA 832 ft<sup>2</sup> (79.29 M<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at £18,000 per annum.

### VAT

We understand that VAT is not chargeable.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

### Energy Performance

Available upon request from the agent.

### Services

We understand that all mains services are connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Rateable Value

**RV: £14,250**

### Planning Permission

We understand that the property has planning permission granted under use class E (Retail).

### Ant-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy Anti-Money Laundering protocols.

### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

