

1504 Stratford Road, Hall Green, Birmingham, B28 9ET



TO LET

Lock-up Retail Premises

Net Internal Area: 835 ft² (77.57 m²)

Location

The subject premises are located on the Stratford Road and occupy a prominent position on Robin Hood Island, a well-established retail location which is well served by public transport links and public foot fall.

The location provides easy access to Birmingham city centre, which is located approximately 7 miles north via the Stratford Road (A34).

Solihull town centre is located approximately 3 miles east via Streetsbrook Road and in turn provides access to the national motorway network at junction 5 of the M42 motorway.

Description

The property comprises a ground floor lock-up retail premises set back from Robin Hood Island.

The location benefits from forecourt car parking for several vehicles and full glazed façade with pedestrian door inset and secure roller shutter.

Internally the space is predominantly open plan with WC, kitchen and some additional storage / ancillary space located to the rear of the demise.

There is an additional storage unit and small secure yard available via separate negotiation.

Accommodation

Total (NIA) 835 ft² (77.57 m²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £15,000 per annum (exclusive).

Service Charge

No service charge is levied against the building; however, the tenant will be required to pay an apportionment of the building insurance premium.

VAT

All prices quoted are exclusive of VAT, which we understand is not chargeable.

Rateable Value

RV £13,250

Energy Performance Certificate (EPC)

Available upon request from the agent.

Planning Permission

The property has planning under use class E, which was formerly A1 (retail).

The property may be suitable for alternative uses subject to the correct planning permissions being sought.

Services

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

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

Legal Costs

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

The landlord will provide a free and easy to understand lease.

Viewing

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

