

707 Bristol Road South, Northfield, Birmingham, B31 2JT



TO LET

Ground Floor Retail / Restaurant Premises
Total (NIA) 710 ft² (65.97 m²) approximately

Location

The property is situated fronting Bristol Road South in Northfield along its main shopping area and just off the Northfield Bypass.

Northfield is situated approximately 5 miles southwest of Birmingham and is Birmingham's largest suburban district shopping centre serving a residential population of circa 61,000.

The subject property fronts Northfield Shopping Centre as well as having local occupiers including McDonalds, Pizza Hut, Subway, Bet Fred, Savers and Heron Foods.

Description

The property comprises a traditional semi-detached property with ground floor retail unit.

The building benefits from a full height window display shop front leading into an open plan sales area.

Toilet and welfare facilities will be provided at the rear of the property along with a separate pedestrian entrance.

The building is currently being refurbished and the commercial element will be offered shell and core with any potential tenant being able to carry out their own fit out.

Accommodation

Total (NIA) - 710 ft2 (65.97 m2) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £14,750 per annum exclusive.

VAT

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

Business Rates

We understand the property will qualify for Small Business Rates Relief, subject to occupier's eligibility.

Anti-Money Laundering

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We understand the property has consent under Use Class E.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

Services

We understand that all mains' services are available on or adjacent to the subject property,

We would however advise all interested parties to make their own enquiries with the appropriate service agencies.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

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

