

72-74 School Road, Yardley Wood, Birmingham, B14 4JR



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET**

Double Fronted Retail Premises

Net Internal Area: 1,520 ft<sup>2</sup> (141 m<sup>2</sup>)

### Location

The premises are prominently located within a well-established retail parade which is situated on the island at the interchange between Yardley Wood Road and School Road.

The location is some 7 miles south of Birmingham City Centre and 5 miles west of Solihull Town Centre.

Public transport links are excellent with local bus services and Yardley Wood train station within a short walk.

### Description

The property comprises of a double-fronted ground floor retail premises providing predominantly open plan accommodation.

The property benefits from glazed frontage, roller shutter security door, WC, and staff welfare facilities.

Externally the property benefits from forecourt parking and a shared yard area to the rear.

### Accommodation

**Total (NIA) 1,520 ft<sup>2</sup> (141 m<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £12,000 per annum.

### VAT

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

### Buildings Insurance

The Tenant will be responsible for prompt payment of the building insurance premium.

### Rateable Value

**RV £26,250**

### Services

We understand that the property benefits from mains water and electricity.

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

### Energy Performance Certificate (EPC)

The property has a rating of 42 (Band B). A copy of the certificate is available online or upon request from the agent.

### Availability

The property is available immediately upon completion of legal formalities.

### Legal Costs

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

### Viewing

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

