

191 Gravelly Lane, Erdington, Birmingham, B23 5SG



**TO LET**

Lock-up Retail Premises with Use Class E

Net Internal Area: 738 ft<sup>2</sup> (68.60 m<sup>2</sup>)

### Location

The property fronts the busy Gravelly Lane, near to Erdington town centre. The unit is just a short walk to Erdington Train Station and a short drive from the local High Street.

The property is situated approximately 5 miles north of Birmingham City Centre with Sutton Coldfield being only 3.5 miles distant.

### Description

The property comprises a ground floor retail unit, with kitchenette and WC. The space was formerly occupied by a funeral directors and is split with partition walls, which could be reconfigured to suit alternative uses.

The unit benefits from a glazed frontage, external roller shutter, and rear loading space.

### Accommodation

**Total (NIA) 738 ft2 (68.60 m2) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £10,000 per annum exclusive.

### Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

### VAT

All figures' quotes are exclusive of VAT which may be payable.

### Services

We understand that the property benefits from single phase electricity, water, and foul drainage.

The agent has not tested the suitability of the connections.

### Planning Use

We understand that the unit has planning permission under use class E.

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

### Legal Costs

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

### Energy Performance Certificate

Available upon request from the agent.

### Availability

The property is available immediately on completion of legal formalities

### Viewings

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

