

191 GRAVELLY LANE, ERDINGTON, BIRMINGHAM, B23 5SG





Lock-up Retail Premises with Use Class E. Prominent position close to Erdington town centre



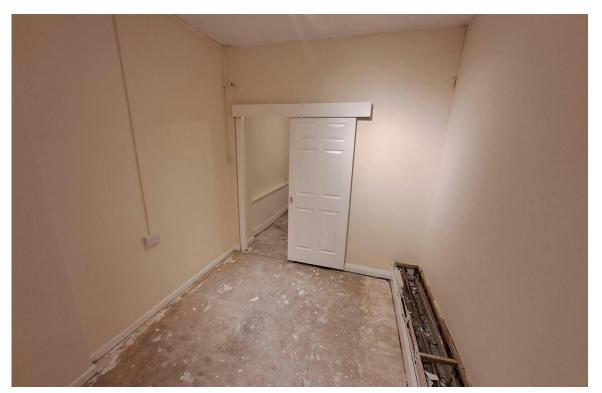




DESCRIPTION

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.



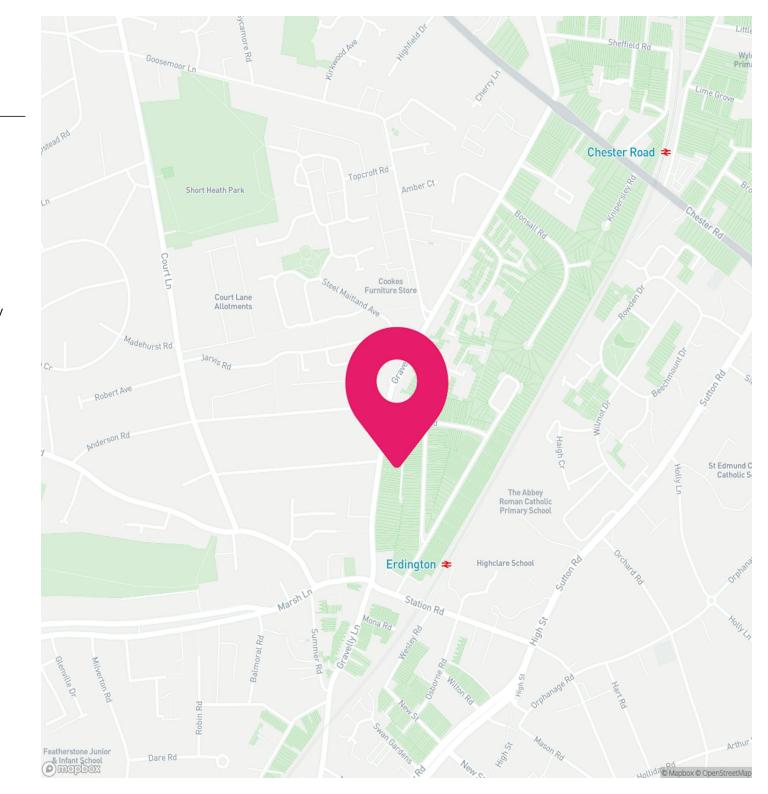




LOCATION

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.





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.

BUSINESS RATES

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

LEASE

New Lease

RENT

£10,000 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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