



191 GRAVELLY LANE, ERDINGTON, BIRMINGHAM, B23 5SG

RETAIL TO LET | 738 SQ FT



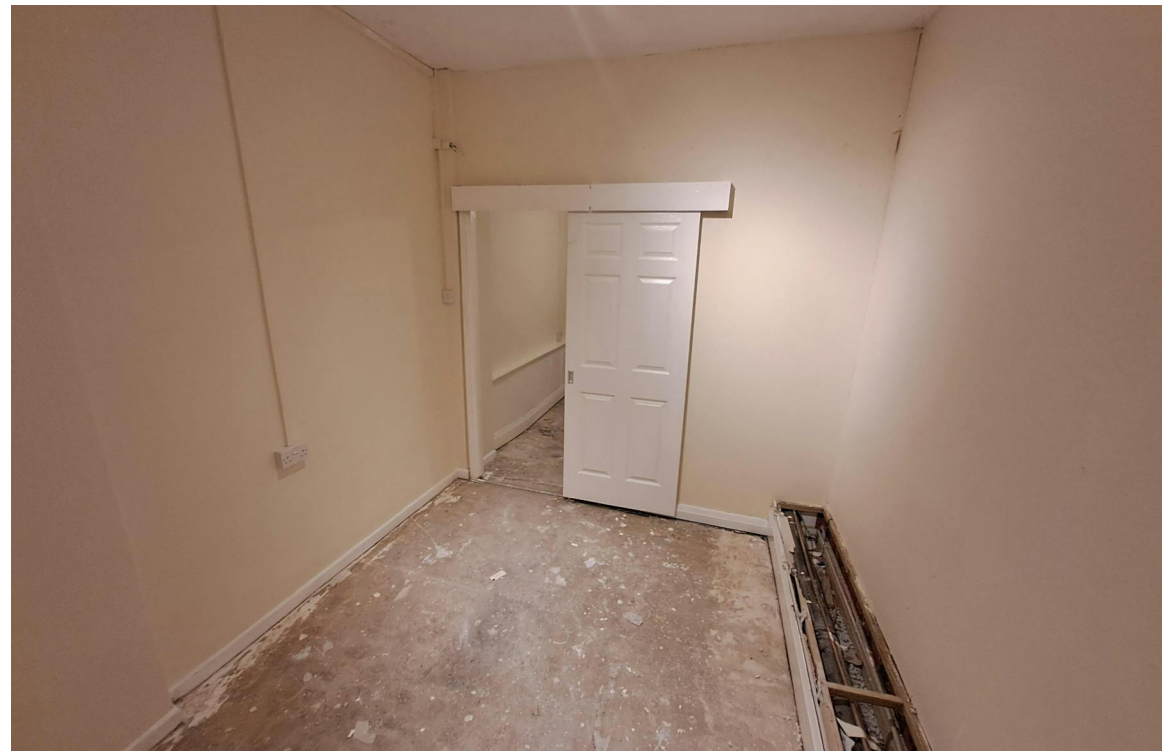
Lock-up Retail Premises with Use Class E.  
Prominent position close to Erdington town  
centre



## 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.

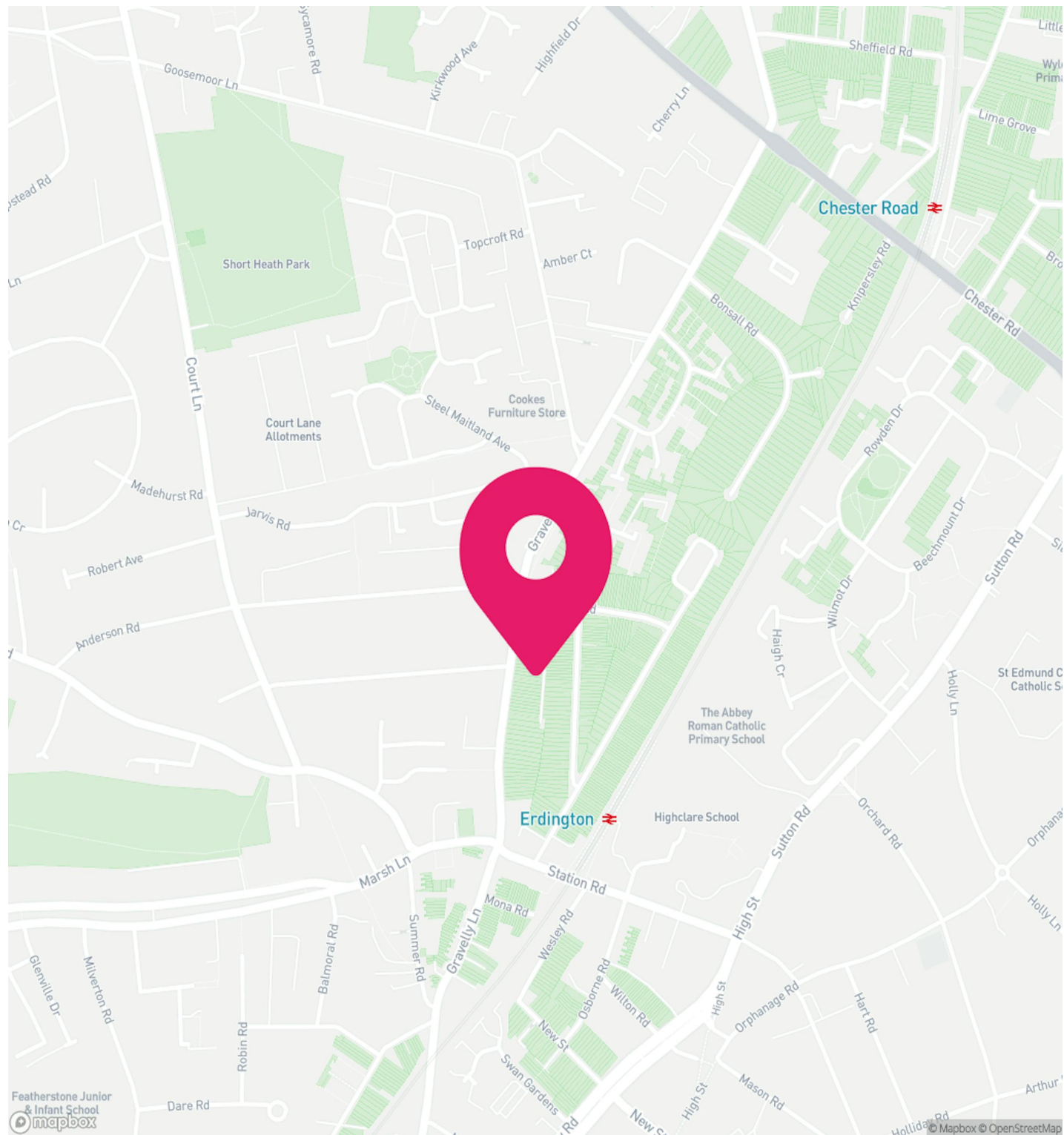




## LOCATION

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

**Sophie Froggatt**  
0121 638 0500 | 07842013854  
sophie@siddalljones.com