

128-130 High Street, Erdington, Birmingham, B23 6RS



TO LET (May Sell)

Double Fronted High Street Retail Unit with First Floor Storage

Net Internal Area: 1,612 ft² (149.80 m²)

Location

The property is situated along High Street Erdington, approximately 5 miles north east of Birmingham City Centre.

The location benefits from excellent communication links, being only 1½ miles from Junction 6 of the M6 (“Spaghetti Junction”) and lying close to the affluent area of Sutton Coldfield.

The subject premises occupy a prime trading position, just to the south of the pedestrianised area of High Street and in close proximity to Central Square Shopping Centre.

Nearby occupiers include: Max Spielman, Holland & Barrett, CEX, EE and Card Factory.

Description

The property consists of a double fronted retail unit formerly occupied by Walter Smith Butchers. The unit comprises two separate retail areas, preparation area, cold store and W/C’s on the ground floor.

Additionally, first floor space offers a kitchen, office and ancillary storage rooms.

The unit further benefits from rear access with a service area for deliveries, as well as a retractable awning to the front.

Accommodation

Total (NIA) 1,612 ft² (149.80 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £22,000 per annum exclusive.

In respect of the freehold interest, offers in the region of £260,000 are invited

Business Rates

The premises is rated as follows:

RV = £14,750

VAT

All figures’ quotes are exclusive of VAT which is payable.

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 from February 2024.

Viewings

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

