



128-130 High Street

Erdington, Birmingham, B23 6RS

**Double Fronted High Street
Retail Unit with First Floor
Storage**

**1,612 sq ft
(149.76 sq m)**

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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

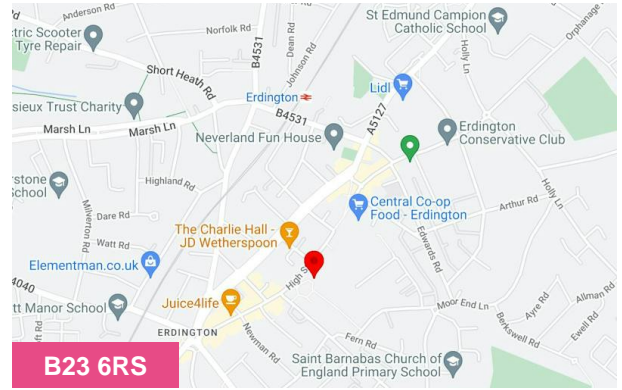
Location

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.

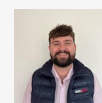
Nearby occupiers include: Max Spielman, Holland & Barrett, CEX, EE and Card Factory.



Summary

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|-----------------------|----------------------------------|
| Available Size | 1,612 sq ft |
| Rent | £22,000 per annum |
| Price | Offers in the region of £260,000 |
| Rateable Value | £14,750 |
| VAT | Applicable |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



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