

1257 Pershore Road, Stirchley, Birmingham, B30 2YT



TO LET

Lock-Up Retail Shop Fronting Pershore Road

Net Internal Area: 823 ft² (76.50 m²)

Location

The property is predominantly situated fronting Pershore Road, in the Stirchley area of Birmingham, which lies approximately 4 miles south of Birmingham City Centre.

Stirchley is an up-and-coming area which has recently been listed in Time Out Magazine as one of the twelve coolest neighbourhoods in the UK.

The site is close to Stirchley centre with easy access to shops, cafes, and restaurants. It is also within easy walking distance to Pineapple Road railway station, one of the new Camp Hill line railway stations due to open in 2023.

The journey time to the University of Birmingham campus is less than 10 minutes by bike, 15 minutes via a walk and train from Bourneville Station or 20 - 25 minutes' walk directly to campus. There is good access to Birmingham City University (BCU) and Aston University by public transport or cycle.

Description

The retail unit has been recently refurbished and provides new glazed retail facade and pedestrian access with security roller shutters.

The space offers open plan retail accommodation, emulsion coated walls, LED lighting and WC facilities.

The property will benefit from a forecourt area and rear parking for one vehicle.

Accommodation

Total (NIA) 823 ft2 (76.50 M2) approximately.

Terms

Address	Ft2	Quoting Rental
1259 Pershore Road (Left)	823 ft2	LET
1257 Pershore Road (Right)	823 ft2	£18,500 Per Annum

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Rateable Value

We understand that the unit will benefit from small business rates exemption, subject to tenant qualification.

All interested parties are recommended to satisfy themselves in this regard.

Services

The property benefits mains electricity, water, and foul drainage, which are all connected to the subject premises. Unit 1257 has the benefit of a three-phase electrical supply.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Availability

The units are available immediately subject to completion of legal formalities.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Viewing

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

