



**1257 Pershore Road**

**Stirchley, Birmingham, B30 2YT**

## **Ground Floor Lock-Up Retail Shop with Forecourt Parking**

**823 sq ft**  
(76.46 sq m)

- Recently refurbished
- New glazed retail facades
- Ground floor lock-up retail
- Close to Stirchley centre
- Rear parking for one vehicle
- Walking distance to Pineapple Road railway station

# 1257 Pershore Road, Stirchley, Birmingham, B30 2YT

## Description

The property comprises a ground-floor lock-up retail premises.

The space 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.

## Location

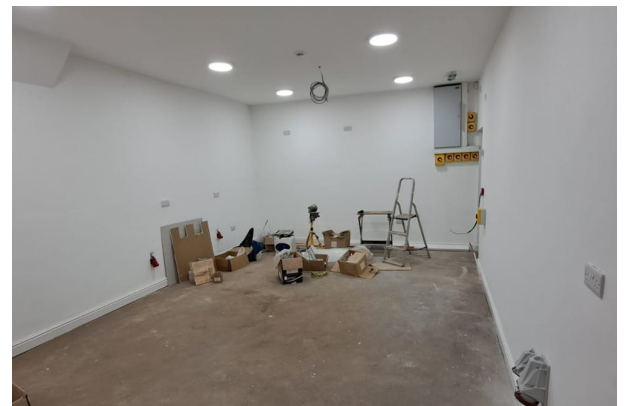
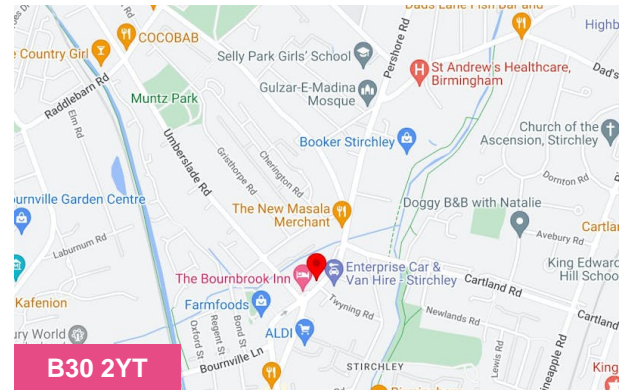
The property is predominantly situated fronting Pershore Road, in the Stirchley area of Birmingham, which lies approximately 4 miles south of Birmingham City Centre.

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.



## Summary

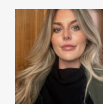
<b>Available Size</b>	823 sq ft
<b>Rent</b>	£17,500.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



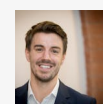
**Edward Siddall-Jones**

0121 638 0500 | 07803 571 891  
edward@siddalljones.com



**Sophie Froggatt**

0121 638 0500 | 07842013854  
sophie@siddalljones.com



**Ryan Lynch**

0121 638 0800 | 07710022800  
ryan@siddalljones.com

**Scott Rawlings**