



1768-1770 Pershore Road
Cotteridge, Birmingham, B30 3BH

**Lock-Up Retail Premises
With Double Frontage,
Roller Shutter and Fob
Controlled Access**

895 sq ft
(83.15 sq m)

- LED Lighting
- WC & Kitchen Facilities
- Roller Shutter
- Double Frontage

Description

The property comprises of a double fronted retail premises with excellent prominence to Pershore Road in the Cotteridge area of Birmingham.

The shop comprises of an open plan retail space which benefits from glazed façade and pedestrian access door with fob-controlled, roller shutter security doors.

Internally the space benefits from emulsion coated walls, laminate covered floors and inset LED lighting. WC and kitchen facilities are located to the rear of the premises.

Parking is available on-street locally.

Location

The property is prominently situated on Pershore Road and lies between Cotteridge and Stirchley.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.

Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £15,000 per annum (exclusive).

VAT

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

Legal Costs

An easy-to-understand templated lease will be provided to the tenant.

Availability

Immediately, upon completion of legal formalities.

Services

We understand that the premises benefit from all mains services which are connected on, or adjacent to the subject premises.

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

Rateable Value

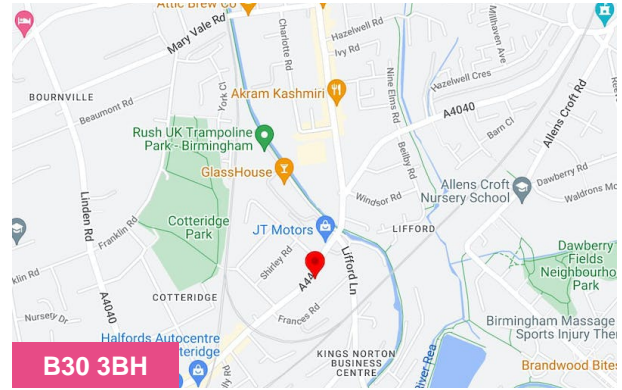
RV £13,000

Energy Performance

Available upon request from the agent.

Money Laundering

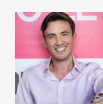
The successful applicant will be required to provide two forms of ID to satisfy Anti-



Summary

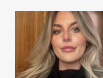
Available Size	895 sq ft
Rent	£15,000 per annum A passing rental of £15,000 per annum (exclusive).
Rateable Value	£13,000
Service Charge	N/A
VAT	Not applicable. All prices quoted are exclusive of VAT, which we understand is not payable.
Legal Fees	Each party to bear their own costs. An easy-to-understand templated lease will be provided to the tenant.
EPC Rating	Upon Enquiry

Viewing & Further Information



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Sophie Froggatt

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Money Laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones.