www.siddalljones.com



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



TO LET

Lock-Up Retail Premises Net Internal Area: 895 ft² (83.15 m²)

info@siddalljones.com

T: 0121 638 0500



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.

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 fobcontrolled, 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.

Accommodation

NIA 895 ft2 (83.15 M2)

Terms

The property is available on a new lease, with length to be agreed, at a passing rental of $\pounds12,500$ per annum (exclusive).

VAT

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





Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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-Money Laundering protocols.

Viewing

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