



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

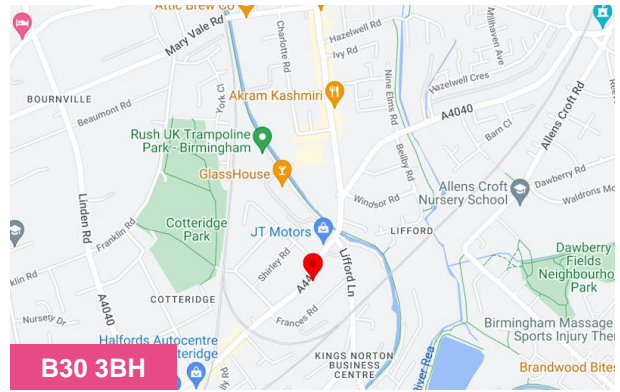
The property is prominently situated on Pershore Road and lies between Cotteridge and Stirchley.

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

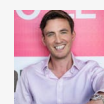
The property is available on a new lease, with length to be agreed, at a passing rental of £15,000 per annum (exclusive).



Summary

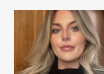
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|-----------------------|---|
| Available Size | 895 sq ft |
| Rent | £12,500.00 per annum |
| Rateable Value | £13,000 |
| Service Charge | N/A |
| VAT | Not applicable. All prices quoted are exclusive of VAT, which we understand is not payable. |
| 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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