

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



**TO LET**

Lock-Up Retail Premises

Net Internal Area: 895 ft<sup>2</sup> (83.15 m<sup>2</sup>)

### 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 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.

### 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 £12,500 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-Money Laundering protocols.

### Viewing

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

