

1559 Stratford Road, Hall Green, Birmingham, B28 9JA



**TO LET**

Prominent Lock-Up Retail Shop

Net Internal Area: 725 ft<sup>2</sup> (67.35 m<sup>2</sup>)

### Location

The subject premises are located on the Stratford Road and occupy a prominent position on Robin Hood Island, a well-established retail location being well serviced by public transport and a high level of passing footfall.

The location provides easy access to Birmingham City Centre, which is located some 7 miles north via Stratford Road (A38).

Solihull town centre is located approximately 3.5 miles east of the location and is easily accessible via Streetsbrook Road (B4025). Junction 4 and 5 of the M42 motorway are located approximately 4.5 and 4 miles away respectively.

### Description

The property comprises of a ground floor, lock-up retail premises with glazed façade and pedestrian access door to the fore.

Internally the space provides open plan retail accommodation with kitchen, WC and store room to the rear.

The premises benefit from a three-phase electricity supply and electrically operated roller shutter security doors.

### Accommodation

**Total NIA: 725 ft<sup>2</sup> (67.35 M<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at £14,250 per annum.

### VAT

We understand that the property is not elected for VAT.

### Rateable Value

We understand that the property benefits from small business rates exemption, subject to tenant qualification.

### Planning

We are advised that the building has planning under use class E (Retail).

### Services

We understand that all mains services are available on or adjacent to the subject premises.

However, the agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Availability

Immediately, subject to completion of legal formalities.

### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.

### Energy Performance Certificate

Available upon request from the agent.

### Viewing

Strictly via the sole agents Siddall Jones on:  
**0121 638 0500**

