

RETAIL | TO LET

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456-458 HAGLEY ROAD WEST, QUINTON, B68 0DL

2,800 SQ FT (260.13 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Refurbished Ground Floor Retail Premises Fronting Hagley Road and Stanley Road, with Generous Forecourt Car Parking

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- Ground Floor
  - Recently Refurbished
  - Full Height Glazing
  - 2x Pedestrian Entrances
  - Generous Forecourt Parking
  - Main Arterial Route in BCC
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## DESCRIPTION

The property comprises a prominent ground floor retail/ showroom premises fronting the A456 Hagley Road.

The property has been recently refurbished and provides a newly rendered exterior with full height glazing and two pedestrian access from Hagley Road and Stanley Road.

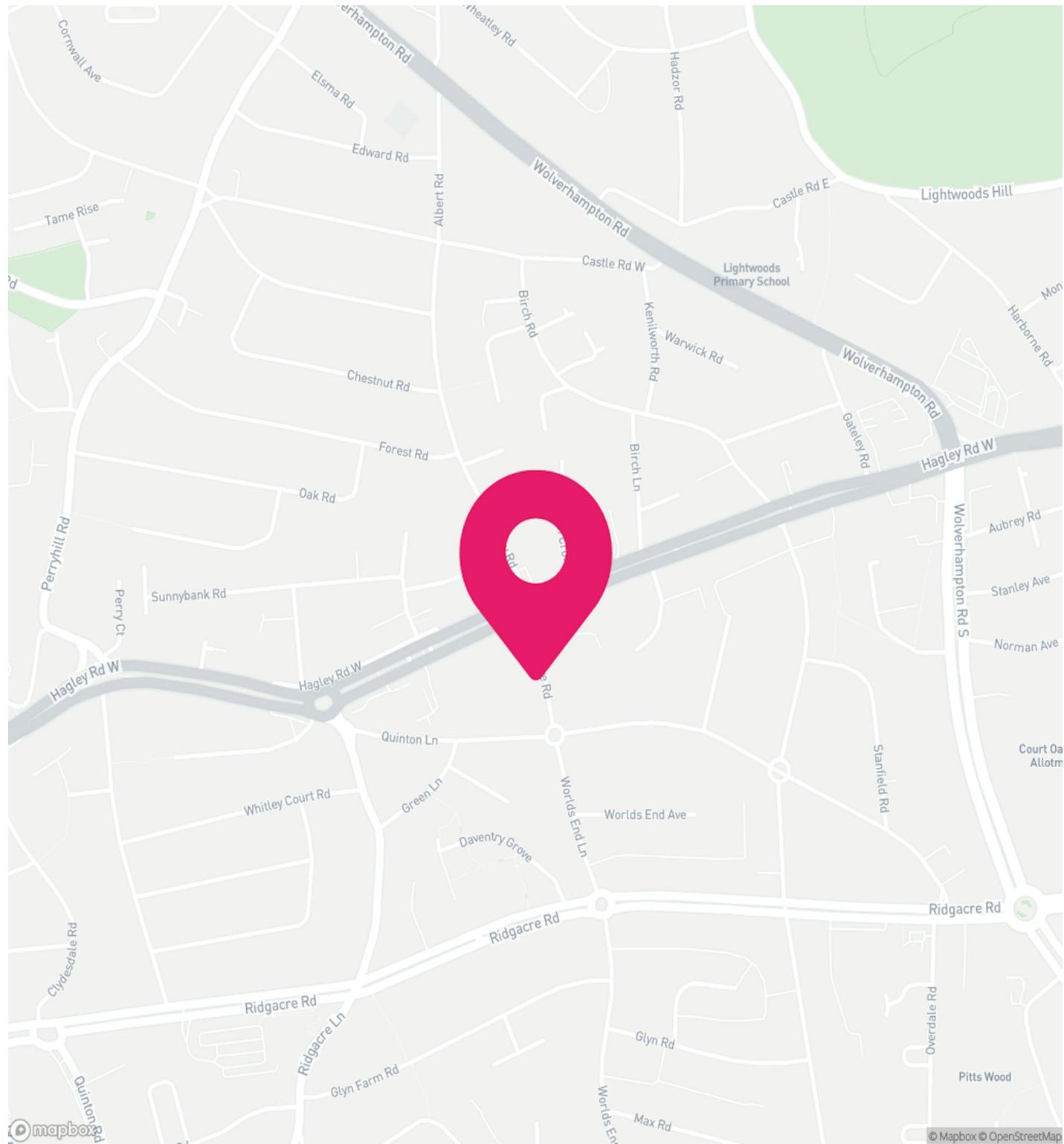
Externally the property benefits from generous forecourt car parking along with unrestricted car parking along Stanley Road.



## LOCATION

The property is situated in a prominent position on the corner of Hagley Road (A456), a main arterial route into Birmingham City Centre, and Stanley Road in a predominantly residential locality and immediately adjacent to a parade of local shops off Stanley Road.

Other centres such as Birmingham, Dudley and Halesowen are about 5, 6 and 3 miles respectively whilst the national motorway network can be accessed via Junction 3 of the M5 Motorway which is approximately 2 miles distant.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

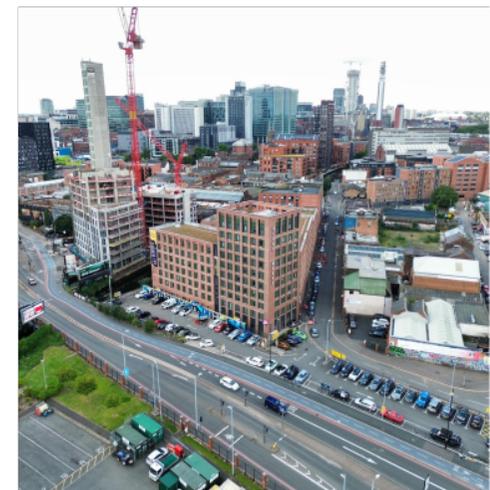
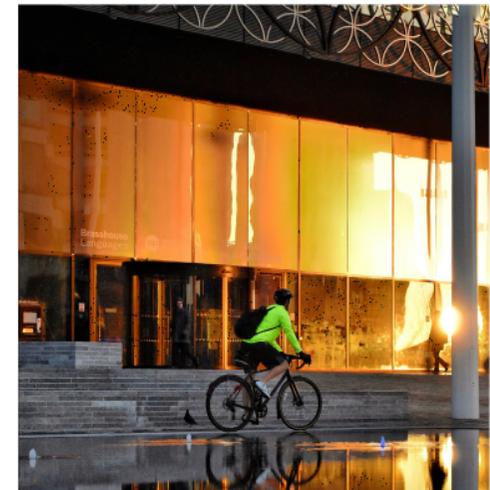
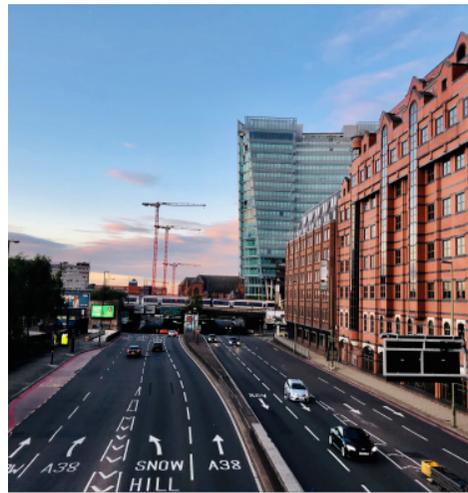
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## RENTAL / TERMS

The property is available to let on a new lease with term to be agreed at £37,500 per annum exclusive.

## VAT

All prices quoted are exclusive of VAT.

## BUSINESS RATES

The property is currently being assessed for rating purposes.

## PLANNING USE

We understand the property has planning consent for retail use.

We recommend all interested parties make their own enquiries of the Local Planning Authority, Sandwell Metropolitan Borough Council.

## SERVICES

We understand that the building benefits from all mains services either on, or adjacent to, the subject premises.

The agent has not inspected nor tested the apparatus and recommends that all interested parties carry out their own due diligence.

## LEGAL COSTS

Each party are to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC – C

## AVAILABILITY

The property is immediately available following the completion of legal formalities.

## LEASE

The property is available to let on a new lease with length to be agreed.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Edward Siddall-Jones**

0121 638 0500 | 07803 571 891  
edward@siddalljones.com



**Sophie Froggatt**

0121 638 0500 |  
07842013854  
sophie@siddalljones.com



**Ryan Lynch**

0121 638 0800 |  
07710022800  
ryan@siddalljones.com



**Scott Rawlings**

0121 638 0500 |  
07745521743  
scott@siddalljones.com

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