3 ST STEPHENS ROAD, STIRCHLEY, BIRMINGHAM, B30 2YJ

RETAIL TO LET | 3,265 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

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COMMERCIAL PROPERTY CONSULTANCY

£35,000 Per Annum (exclusive)

- Situated fronting Pershore Road, in the Stirchley area of Birmingham, which lies approximately 4 miles south of Birmingham City Centre
- WC facilities and three-phase electricity are available on site
- Vehicular access is provided from Pershore Road and provides car parking for approximately 25 vehicles.

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DESCRIPTION

The property comprises of the ground floor element within the former Dogpool Hotel Site.

The property benefits from a prominent corner position on Pershore Road and St Stephens Road opposite its junction with Dogpool Lane.

The premises currently provide predominantly open plan space which has been white-boxed by the landlord. The premises benefit from glazed frontages and pedestrian accesses from the car park (Pershore Road) and St Stephens Street.

WC facilities and three-phase electricity are available on site.

Vehicular access is provided from Pershore Road and provides car parking for approximately 25 vehicles.

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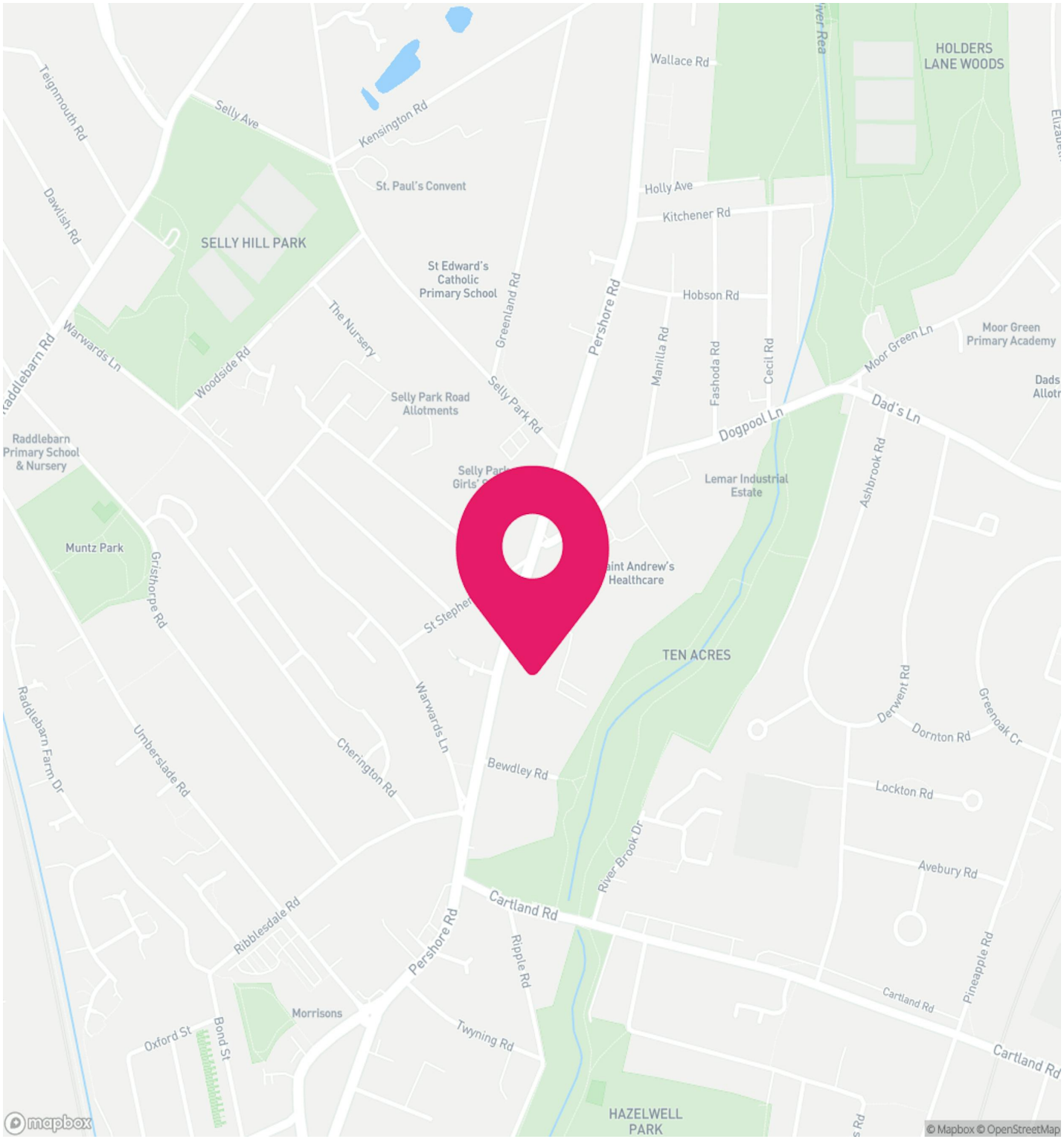
LOCATION

The property is prominently situated fronting Pershore Road, in the Stirchley area of Birmingham, which lies approximately 4 miles south of Birmingham City Centre.

Stirchley is an up-and-coming area which has recently been listed in Time Out Magazine as one of the twelve coolest neighbourhoods in the UK.

The site is close to Stirchley centre with easy access to shops, cafes, and restaurants. It is also within easy walking distance to Pineapple Road railway station, one of the new Camp Hill line railway stations due to open in 2023.

The journey time to the University of Birmingham campus is less than 10 minutes by bike, 15 minutes via a walk and train from Bourneville Station or 20 – 25 minutes' walk directly to campus.
There is good access to Birmingham City University (BCU) and Aston University by public transport or cycle.



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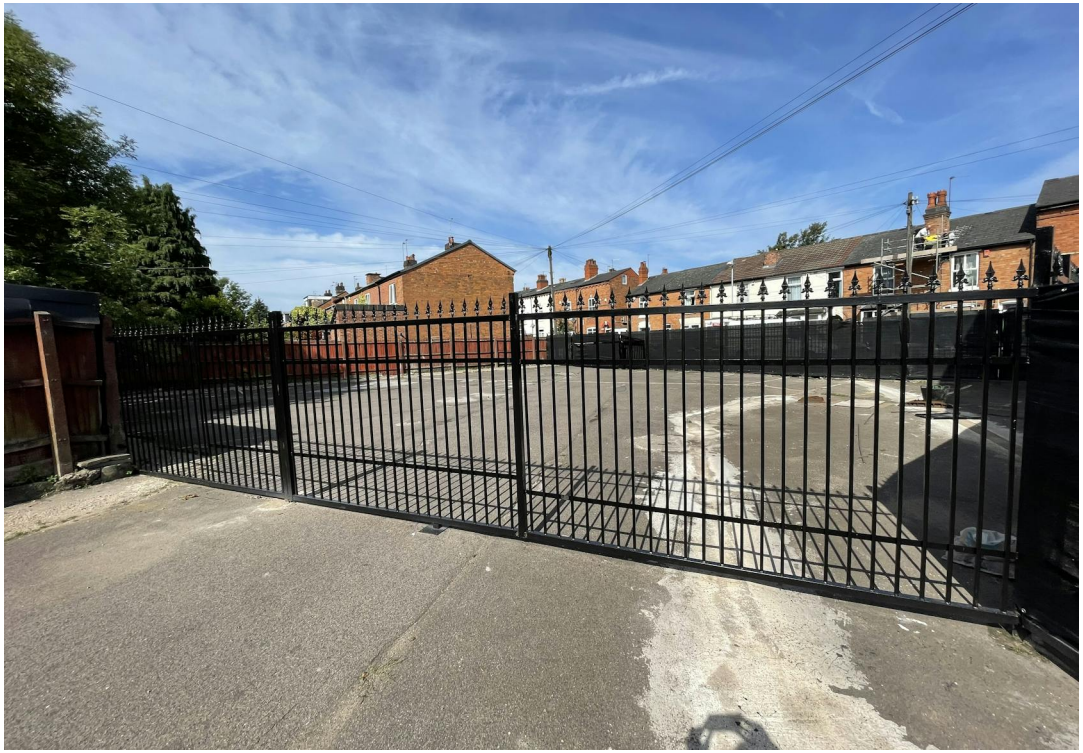

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ACCOMMODATION

Total (NIA) 3,265 ft2 (303.38 M2) approximately.

TERMS

£35,000 Per Annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which may be payable.

SERVICE CHARGE

A small service charge may be levied in respect of communal maintenance and cleaning.

TENURE

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

SERVICES

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

The agent has not tested the suitability or condition of the connection and recommends that all interested parties carry out their own investigations.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

ANTI-MONEY LAUNDERING

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

VIEWING

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

LEASE

New Lease

POSSESSION

Available Immediately

POSSIBLE USE CLASSES

Class A1 - Shops and Retail Outlets

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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