

1337 Stratford Road, Hall Green, Birmingham, B28 9HW



**TO LET (MAY SELL)**

Ground Floor Restaurant Unit with FF Offices / Residential

Net Internal Area: 1,296 ft<sup>2</sup> (120.40 m<sup>2</sup>)

### Location

The property occupies a most prominent position on the main A34 Stratford Road in the heart of Hall Green, just 6 miles south of Birmingham City Centre.

The immediate area is a mixed residential and commercial locality being densely populated and within relatively short proximity to Shirley High Street and Solihull Town Centre.

Communication links are excellent with motorway access provided by Junction 4 of the M42 motorway (circa 3 miles southeast) and easy access to the new HS2 station.

### Description

The property comprises a mid-terraced mixed-use building of traditional masonry construction with a pitched tiled roof.

The ground floor accommodation, which has been extended to the rear, provides open-plan restaurant space, a servery/bar area, WC facilities, and a rear kitchen with extraction.

An inner stairwell provides access to the first floor, which was previously used for residential purposes but has most recently been used for storage/office accommodation. It comprises two cellular rooms, a kitchen, and a bathroom.

Externally, forecourt parking and a rear courtyard are provided.

### Accommodation

Ground Floor	801 ft <sup>2</sup>	74.41 M <sup>2</sup>
First Floor	495 ft <sup>2</sup>	45.99 M <sup>2</sup>
<b>Total</b>	<b>1,296 ft<sup>2</sup></b>	<b>120.40 M<sup>2</sup></b>

### Terms

The property is available on a new FRI lease, with length to be agreed, at a quoting rental of £20,000 per annum (exclusive).

Alternatively, offers in the region of £300,000 are invited for the freehold interest.



### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

### Services

We understand that the premises benefits from all mains services 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.

### Legal Costs

Both parties to bear their own legal and surveyor's fees.

A free and easy to understand lease will be provided by the landlord at no charge.

### Service Charge

Not applicable. Buildings insurance will be recharged in the usual manner.

### Energy Performance

Available upon request from the agent.

### Rateable Value

We understand that the premises benefit from small business rates exemption, subject to tenant qualification.

### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID and proof of funding to satisfy AML protocols.

### Viewing

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