

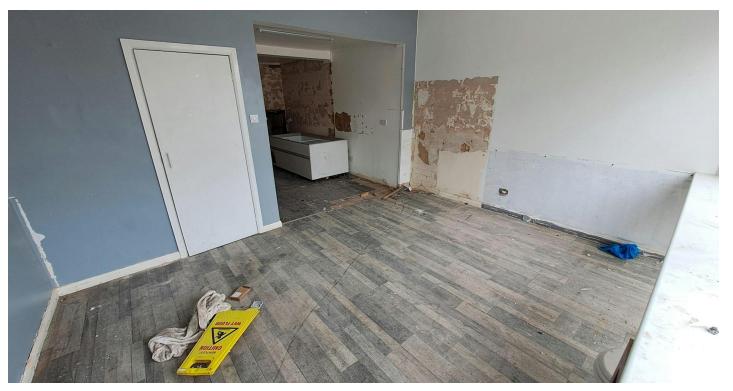
1223, PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2YT

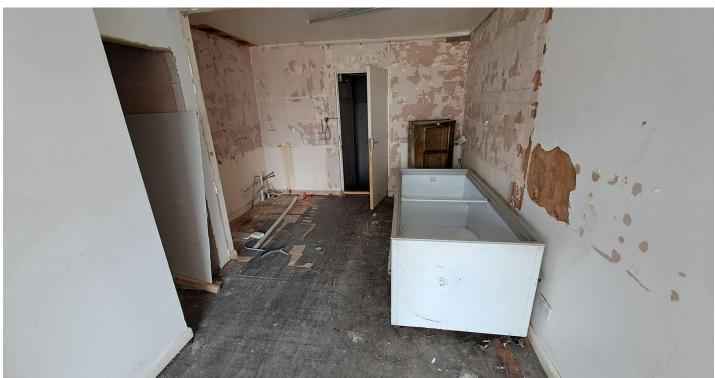




# Former Cafe Premises with First Floor Accommodation

- Former Cafe Premises
- Popular Location
- Main Road Fronting
- First Floor Residential Accommodation
- Off-Street Parking
- Small Business Rates exempt







# **DESCRIPTION**

The property comprises a ground floor café premises, with glazed front façade and pedestrian access door which is accessed via a slip-road leading from Pershore Road which in turn provides off road parking.

The accommodation is split over ground and first floor levels and comprises lockup open plan retail space on the ground floor with more cellular space on the first floor including kitchen and WC facilities.





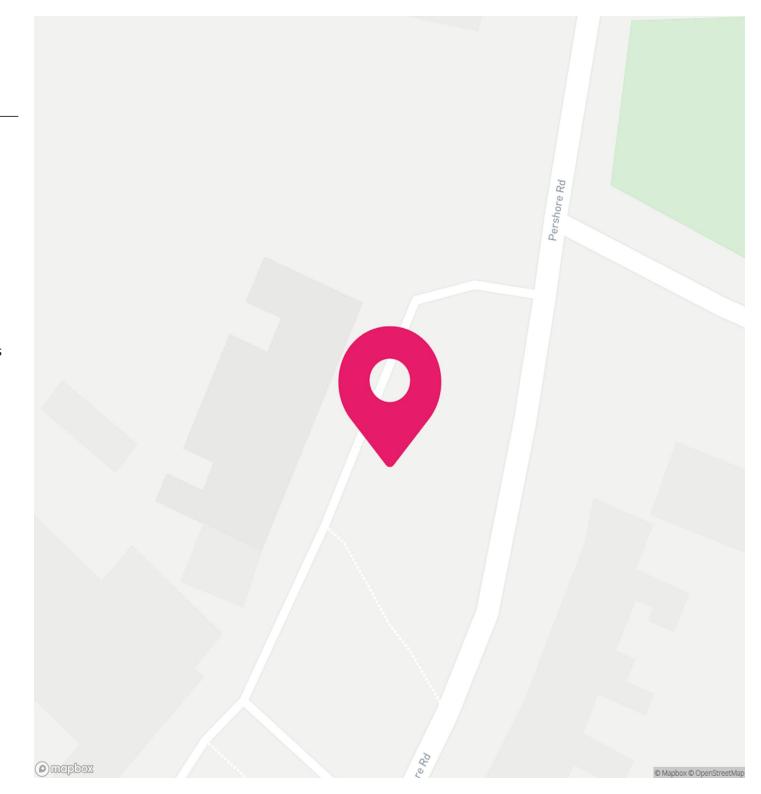
# LOCATION



The property is situated on Pershore Road, close to its Junction with Cartland Road, in the Stirchley area of Birmingham.

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.





#### ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof of funding to satisfy anti-money laundering regulations.

#### SERVICE CHARGE

n/a

## RATEABLE VALUE

£4,250. Small busines rates exempt

#### VAT

Not applicable

#### LEASE

New Lease

#### RENT

£11,500 per annum

#### POSSESSION

Available Immediately

## POSSIBLE USE CLASSES

Class A5 - Hot Food Takeaways

### **EPC**

E (108)

#### **VIEWINGS**

Viewings are strictly via the letting agent Siddall lones.

#### CONTACT

**Ryan Lynch** 0121 638 0800 | 07710022800 ryan@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/11/2024