



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

RETAIL TO LET | 1,062 SQ FT

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 lock-up open plan retail space on the ground floor with more cellular space on the first floor including kitchen and WC facilities.



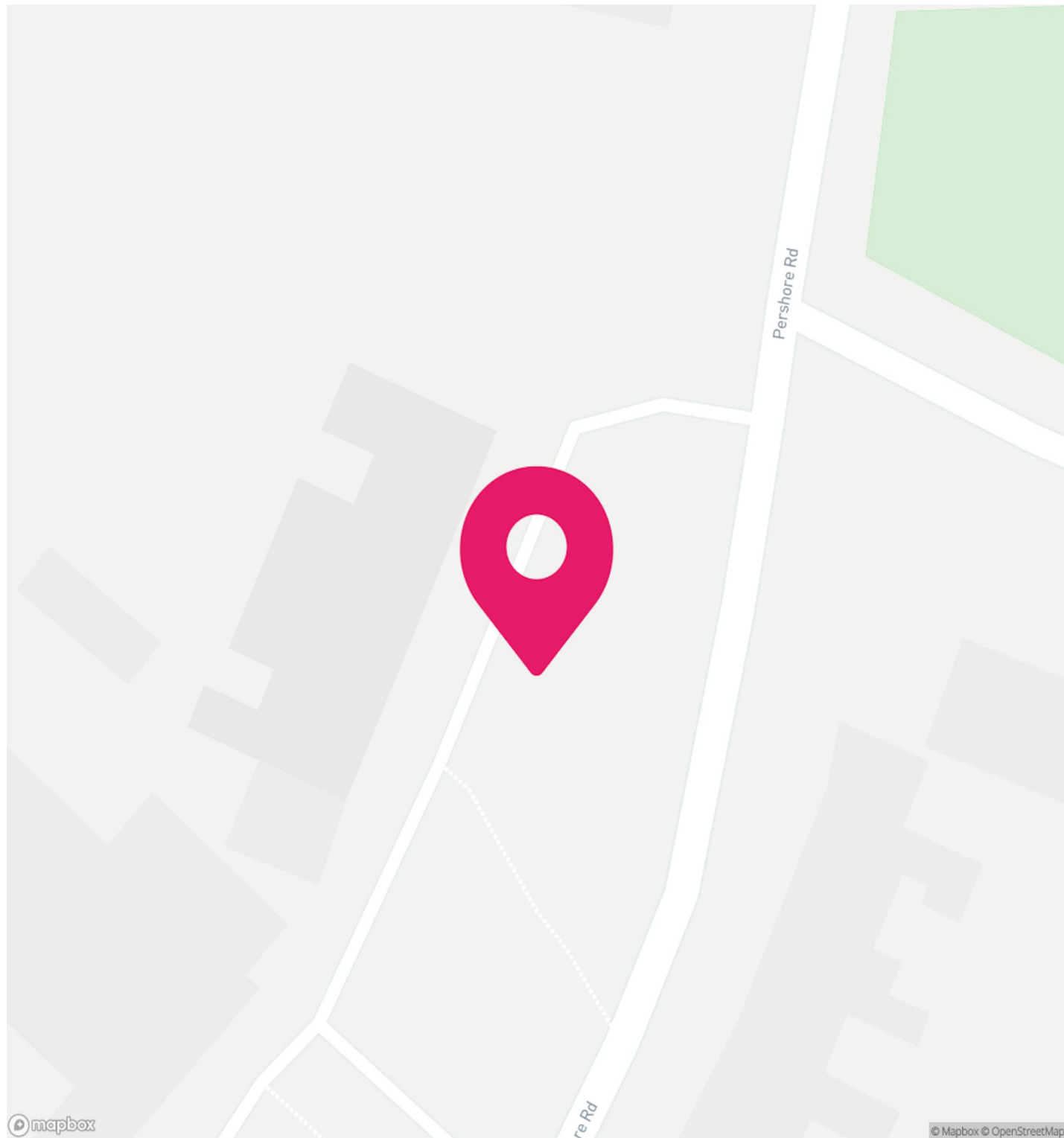
LOCATION

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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 business 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 Jones.

CONTACT

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