



1233, PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2YT

RETAIL TO LET | 760 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Former coffee shop premises with first floor office / residential accommodation

- Former Coffee Shop
- Off-Street Parking
- Popular Stinchley location
- First Floor Residential / Office Accommodation



DESCRIPTION

The property comprises a ground floor retail premises, with double glazed façade, accessed via a slip-road leading from Pershore Road, providing 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.



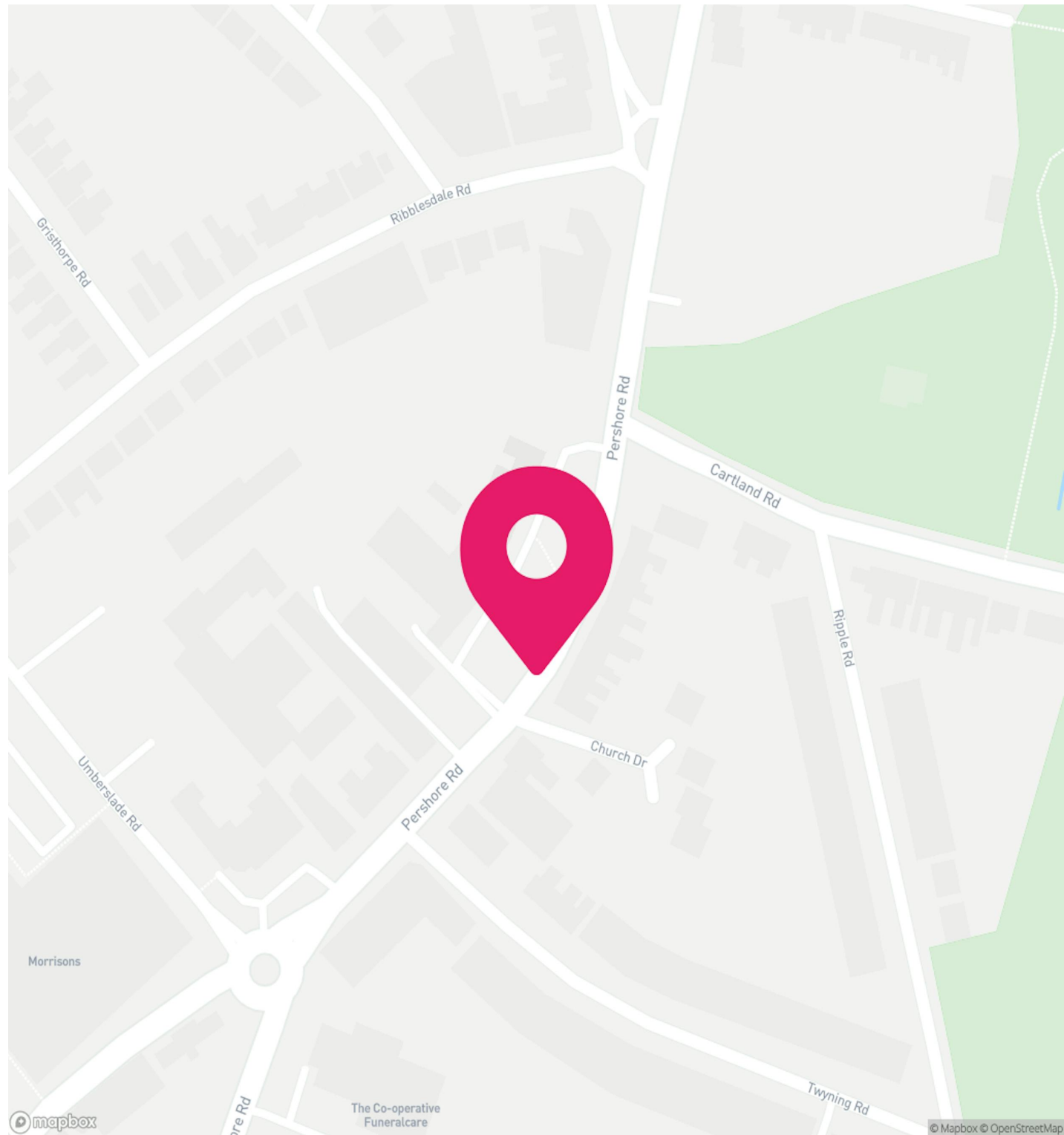
LOCATION

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The property is predominantly 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 funds to satisfy anti-money laundering protocols.

SERVICE CHARGE

n/a

RATEABLE VALUE

£6,400. Small Business Rates Exempt

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£11,500 per annum

POSSESSION

Available Immediately. Upon completion of legal formalities

POSSIBLE USE CLASSES

Class A3 - Restaurants and Cafes

EPC

D (98)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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