



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 Stirchley 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.



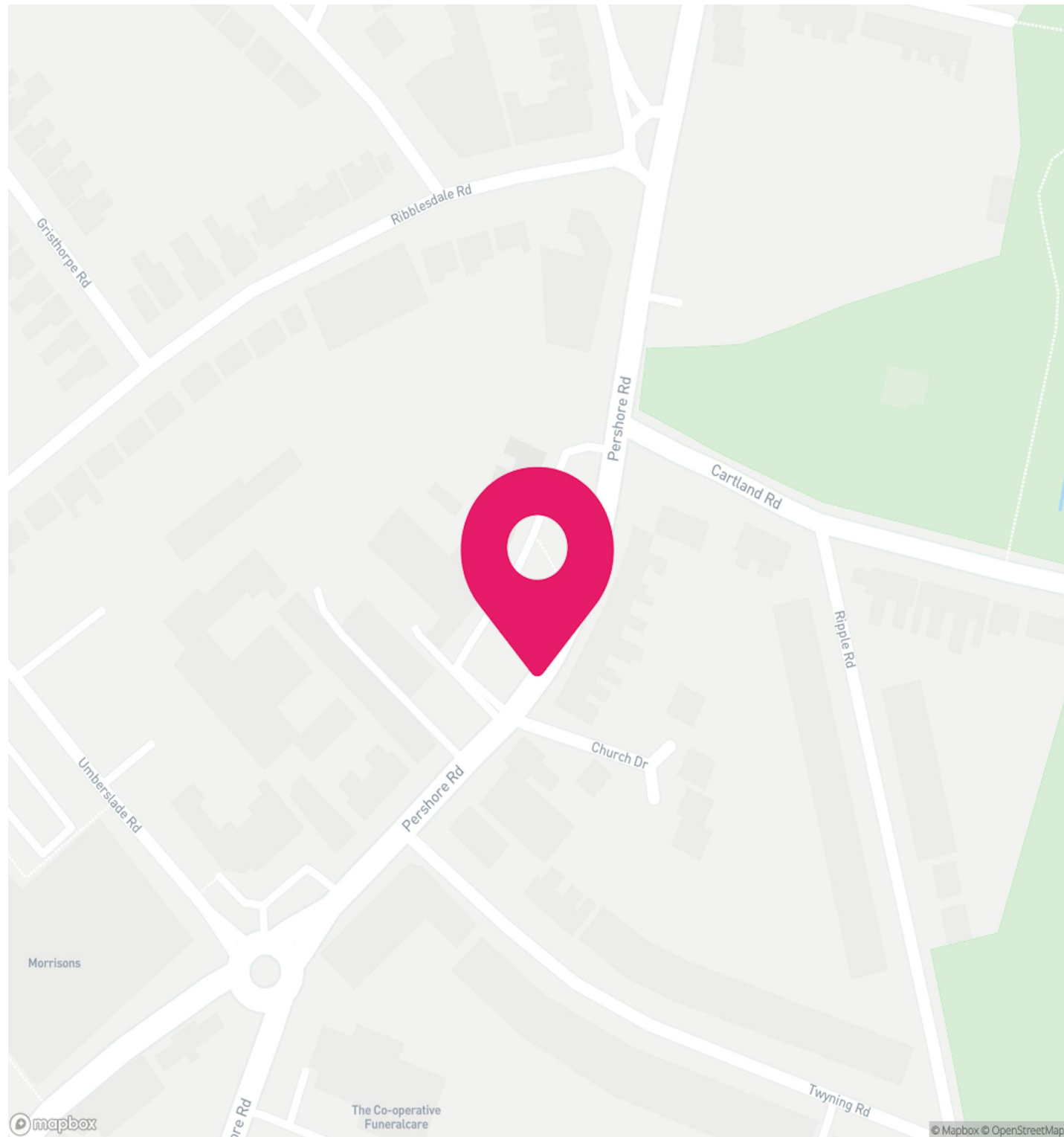
## LOCATION

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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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