

RETAIL | TO LET

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1233, PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2YT
760 SQ FT (70.61 SQ M)

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.



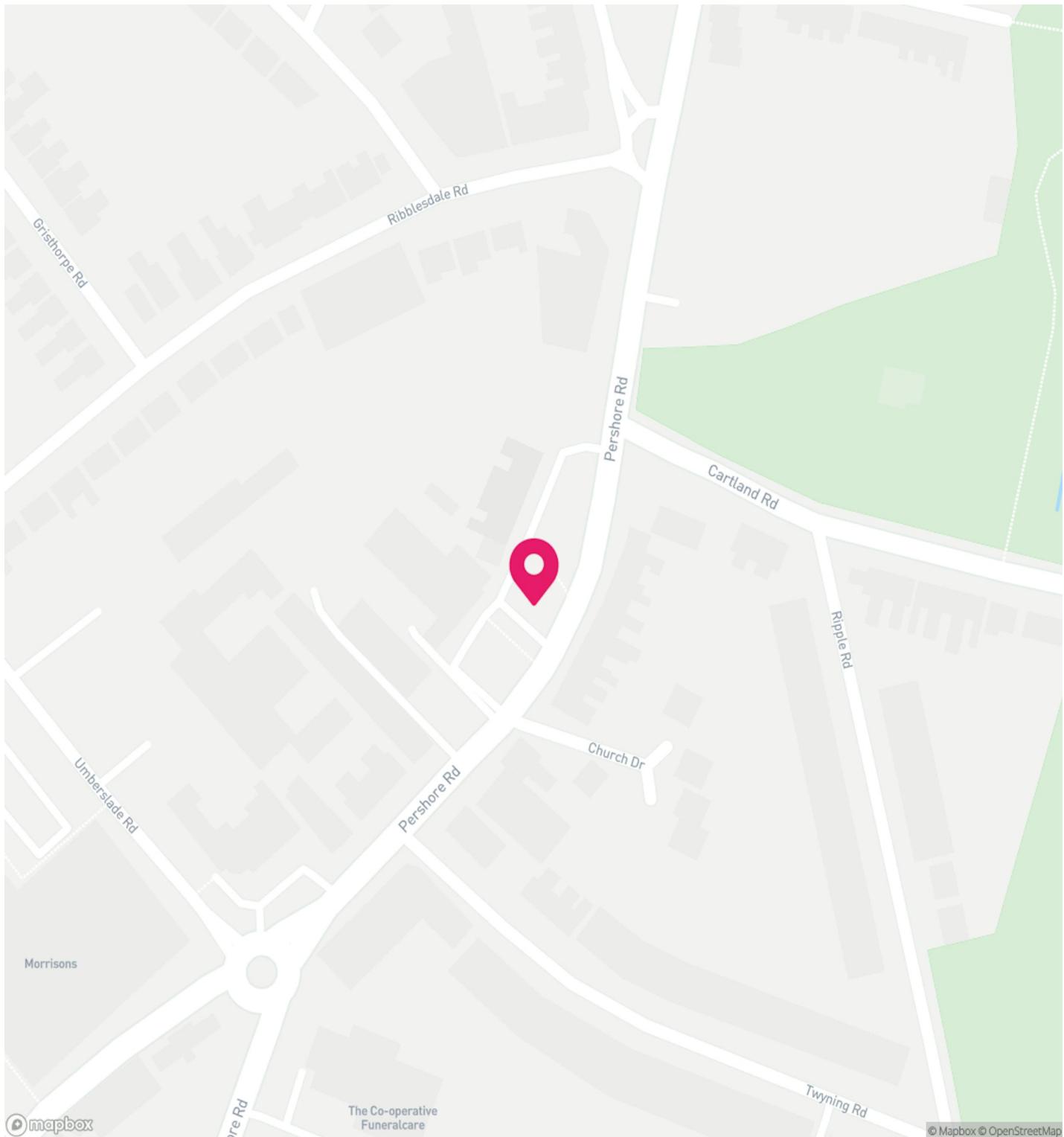
LOCATION

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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

The property is available to let on a new lease with length to be agreed.

RENT

£11,500 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

POSSIBLE USE CLASSES

Class A3 - Restaurants and Cafes, Class E - Commercial, Business and Service

EPC

D (98)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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