

LEISURE, RETAIL | TO LET

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821 BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B31 2NQ

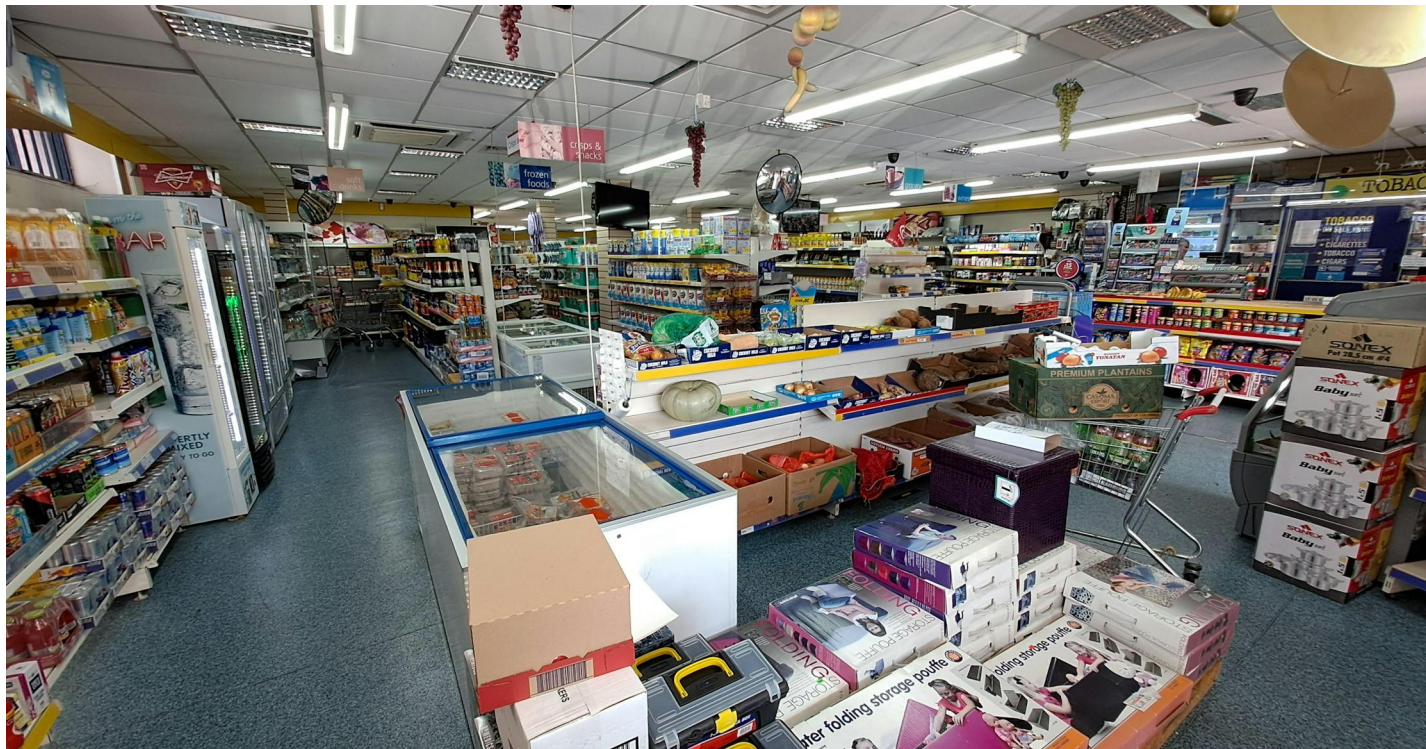
4,337 SQ FT (402.92 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



## Prominent Retail Unit in Central High Street Location

- High Street Location
- Suitable for a Variety of Uses
- High Footfall
- Ample Car Parking in Close Proximity
- Open Plan Space





## DESCRIPTION

The property comprises a detached retail premises sat back behind a pay and display car park off Bristol Road South.

The ground floor comprises a main retail area, being predominantly open plan with a rear loading bay and ancillary office, welfare and storage provisions. The property benefits from a generous frontage, glazed windows and rear loading.

A basement provides additional storage, and a lift provides access to the upper floor along with two additional staircases.

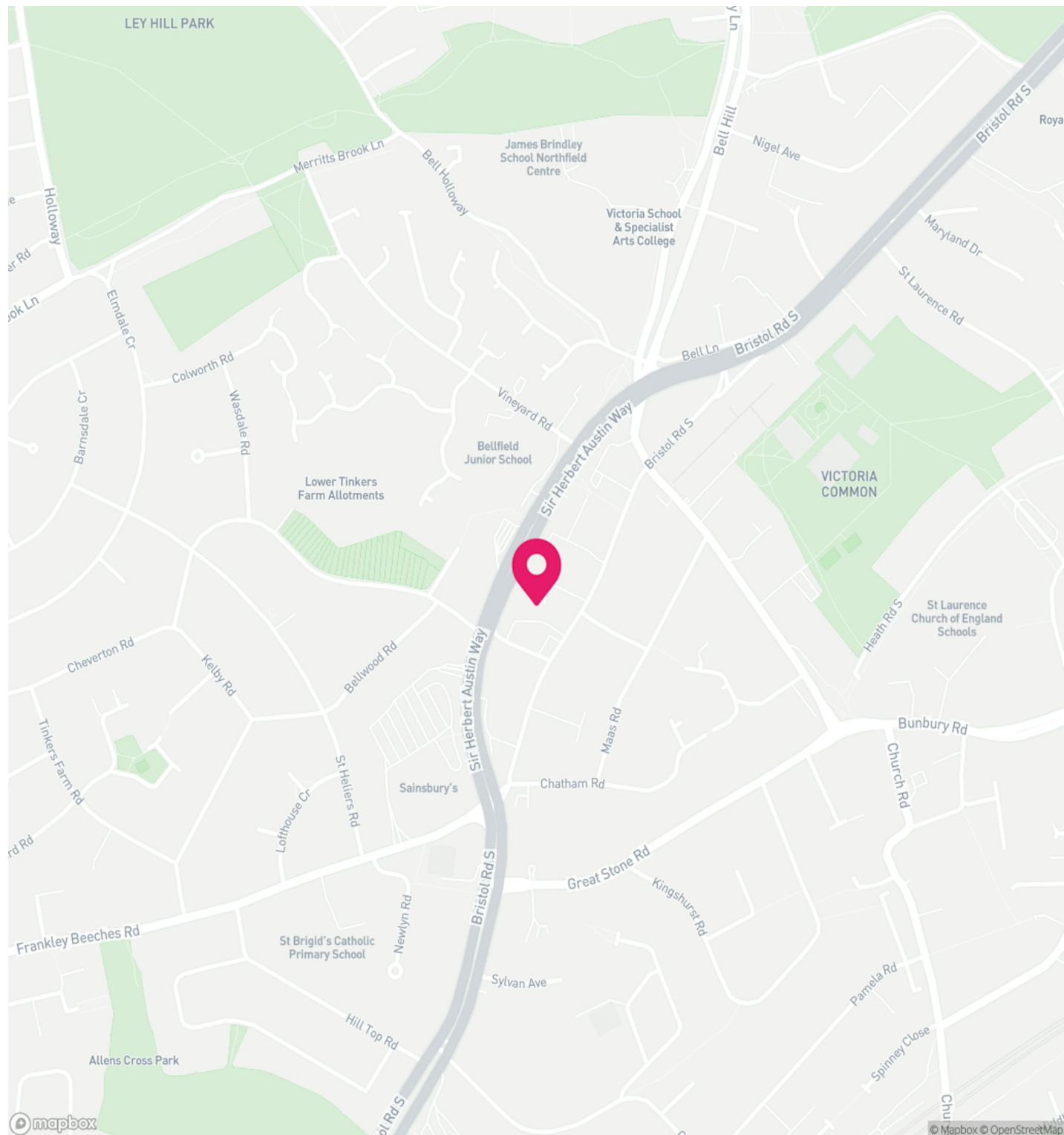


## LOCATION

The subject property occupies a prominent position, fronting Bristol Road South in Northfield area of Birmingham, close to its junction off the A38 Sir Herbert Austin Way.

Northfield is one of the primary retail suburbs in Birmingham, being located approximately 5 miles from the City Centre and serving the local community.

The unit is located in the centre of the retail pitch, with nearby multiple retailers including B&M, KFC, Specsavers, Boots Opticians and Aldi amongst others.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	4,337	402.92	Available
<b>Total</b>	<b>4,337</b>	<b>402.92</b>	

## TERMS

The property is available to let on a new lease with length to be agreed at £52,000 per annum exclusive.

## BUSINESS RATES

We understand that the premises has a Rateable Value of £36,750 (1st April 2023 - Present)

## VAT

All figures' quotes are exclusive of VAT which we understand is not payable.

## PLANNING PERMISSION

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## RENT

£52,000 per annum

## 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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