



748 BORDESLEY GREEN, BIRMINGHAM, B9 5PQ

OFFICE, RETAIL TO LET | 1,044 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Ground Floor Retail Premises with additional First Floor Accommodation.

- Newly Refurbished
 - Suspended Ceiling with Inset LED Lighting
 - Electric Storage Heaters
 - W/C facilities
 - Rear Access
-

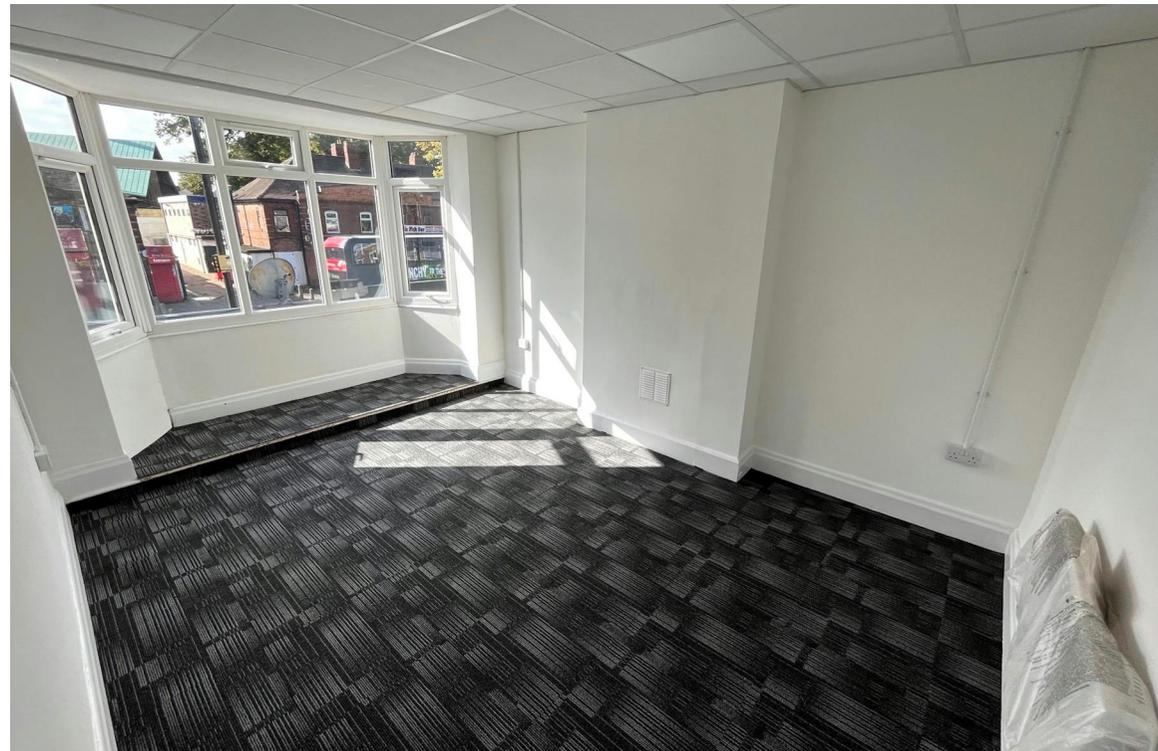


DESCRIPTION

The property comprises of a mid-terraced property of traditional masonry construction.

The premises provides a ground floor lock-up retail unit, benefitting from carpet flooring, suspended ceiling with inset LED lighting, electric storage heaters, rear access and WC facilities.

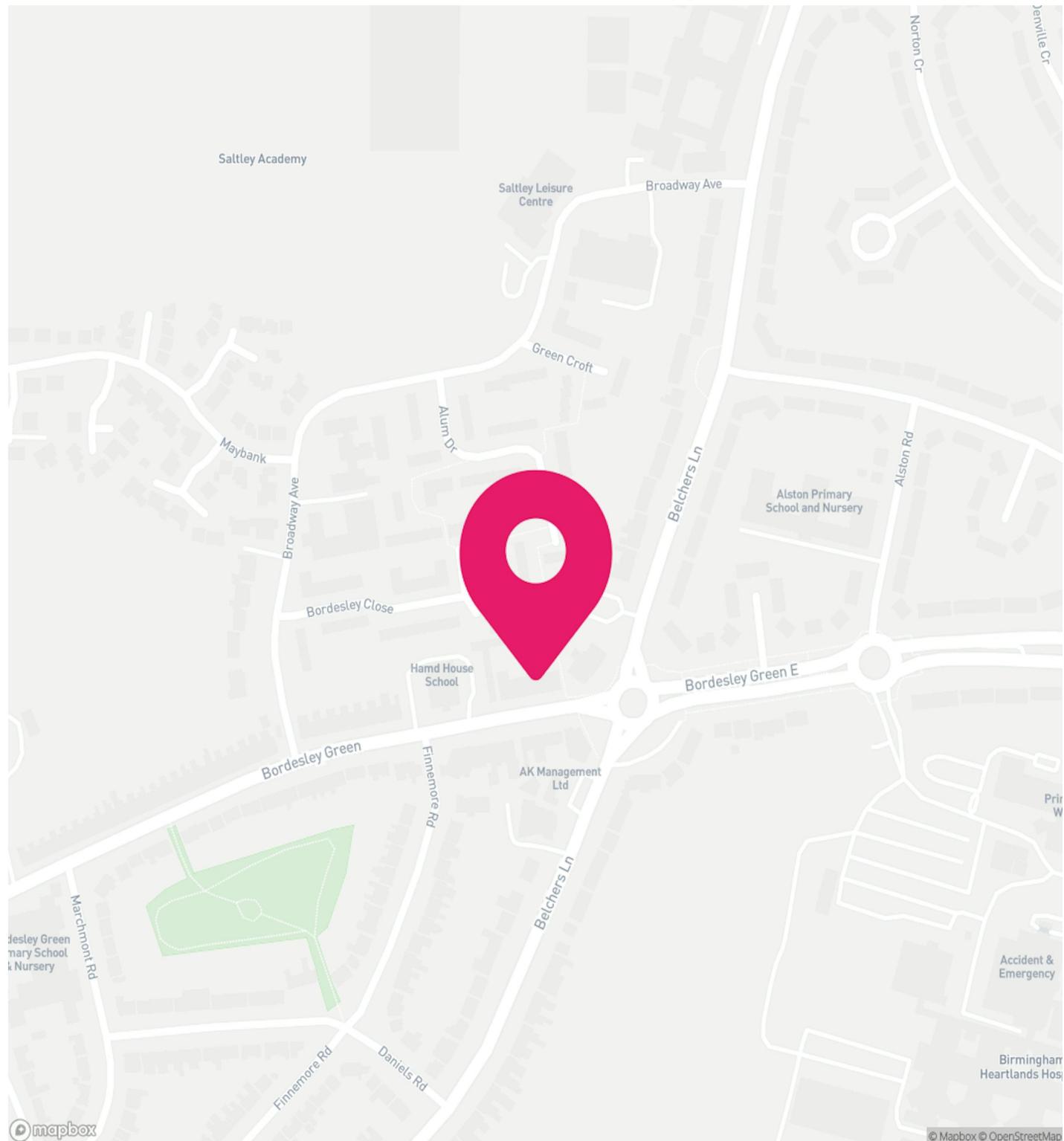
The first floor currently comprises ancillary storage / office space, along with WC facilities. Residential accommodation may be permitted on the upper level subject to any tenant gaining the necessary planning consents.

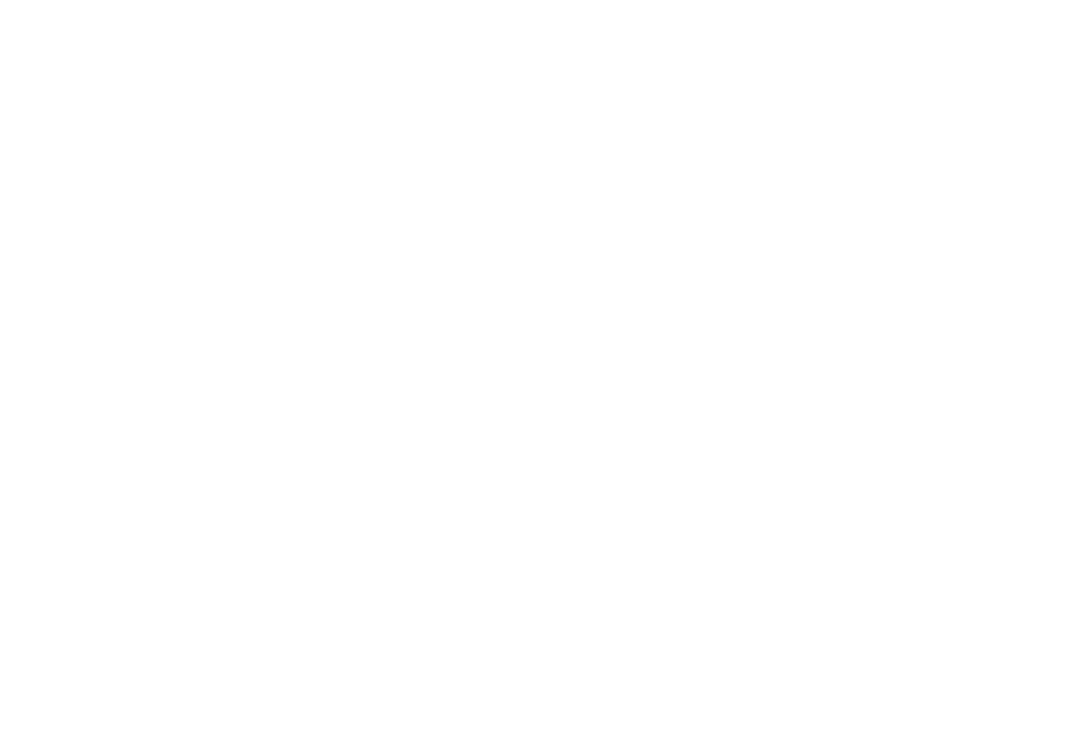


LOCATION

The property is located on Bordesley Green Road in the Bordesley Green area of Birmingham. The unit is situated nearby to occupiers including McDonalds, Subway, and Nisa Local.

The location has access to Birmingham City Centre approx 4.3 miles to the west and the M6 motorway via the inner ring road and A38(M) Aston Expressway some 4.4 miles to the north.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	633	58.81	Available
1st	411	38.18	Available
Total	1,044	96.99	

TERMS

The property is available by way of a new lease for a term of years to be agreed, at a quoting rental of £19,500 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

RATEABLE VALUE

RV: £10,750

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility.

LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

ANTI-MONEY LAUNDERING

Two forms of ID will be required from the ingoing tenant in line with Anti-Money Laundering protocols.

AVAILABILITY

The property is available immediately subject to the completion of legal formalities.

LEASE

New Lease

RENT

£19,500 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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