



170 SCHOOL ROAD, HALL GREEN, BIRMINGHAM, B28 8PA

RETAIL TO LET | 570 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Lock-Up Retail / Office Premises located in Hall Green

- Quoting Rental £9,250 PA
 - Small Business Rates Exempt
 - Lock-Up Retail Shop
 - Rear Yard
 - Glazed Frontage
 - Security Shutters
-



DESCRIPTION

The property comprises a ground floor retail premises with glazed façade and pedestrian access.

The shop provides open plan retail premises with additional ancillary space to the rear including kitchen, storage cupboard and WC facilities.

The property benefits from a small courtyard area which is accessed from the shop or via a pedestrian access from Studland Road.



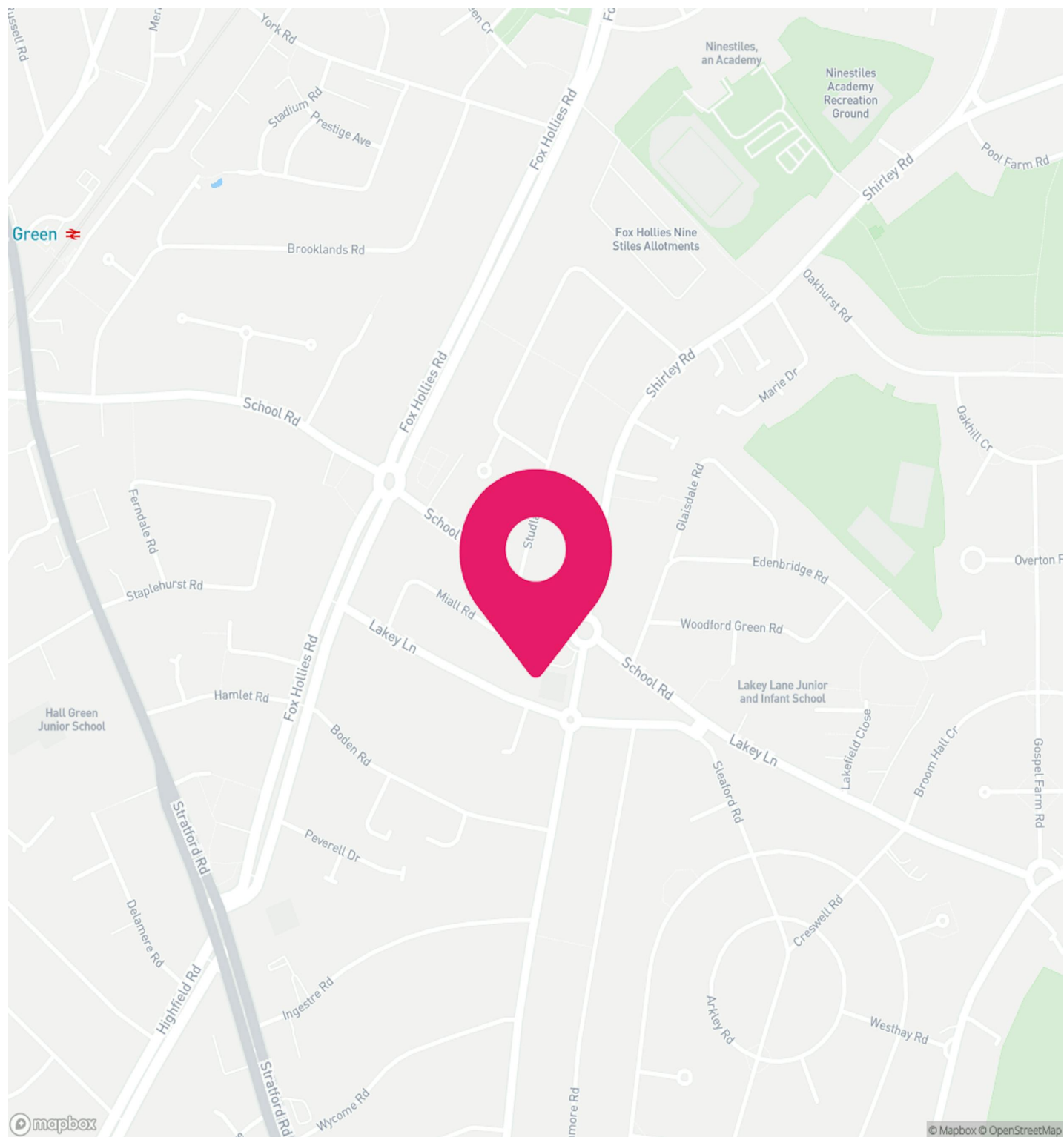
LOCATION

/// BLANK.LOYAL.BATH

The premises are located within a small retail parade fronting School Road, close to its junction with Fox Hollies Road, in the Hall Green area of Birmingham.

The parade comprises a mix of retail and office users and is well located for access to Solihull Town Centre, some 4 miles distance and Birmingham City Centre some 6 miles to the North West.

All local amenities are in the immediate vicinity including, schooling, transport and shopping etc.





PLANNING PERMISSION

The property has planning consent granted under Use Class E (Retail).

EPC

C - 69

SERVICES

We understand that the both mains electricity and water are connected on site.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID, including residential address, and source of funds to satisfy Anti-Money Laundering protocols.

SERVICE CHARGE

n/a

RATEABLE VALUE

£5,400. Small Business Rates exempt subject to tenant qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£9,250 per annum

POSSESSION

Available Immediately

EPC

C (69)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Ryan Lynch

0121 638 0800 | 07710022800

ryan@siddalljones.com

Scott Rawlings

0121 638 0500 | 07745521743

scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/11/2024