

RETAIL | TO LET



170 SCHOOL ROAD, HALL GREEN, BIRMINGHAM, B28 8PA
570 SQ FT (52.95 SQ M)

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.



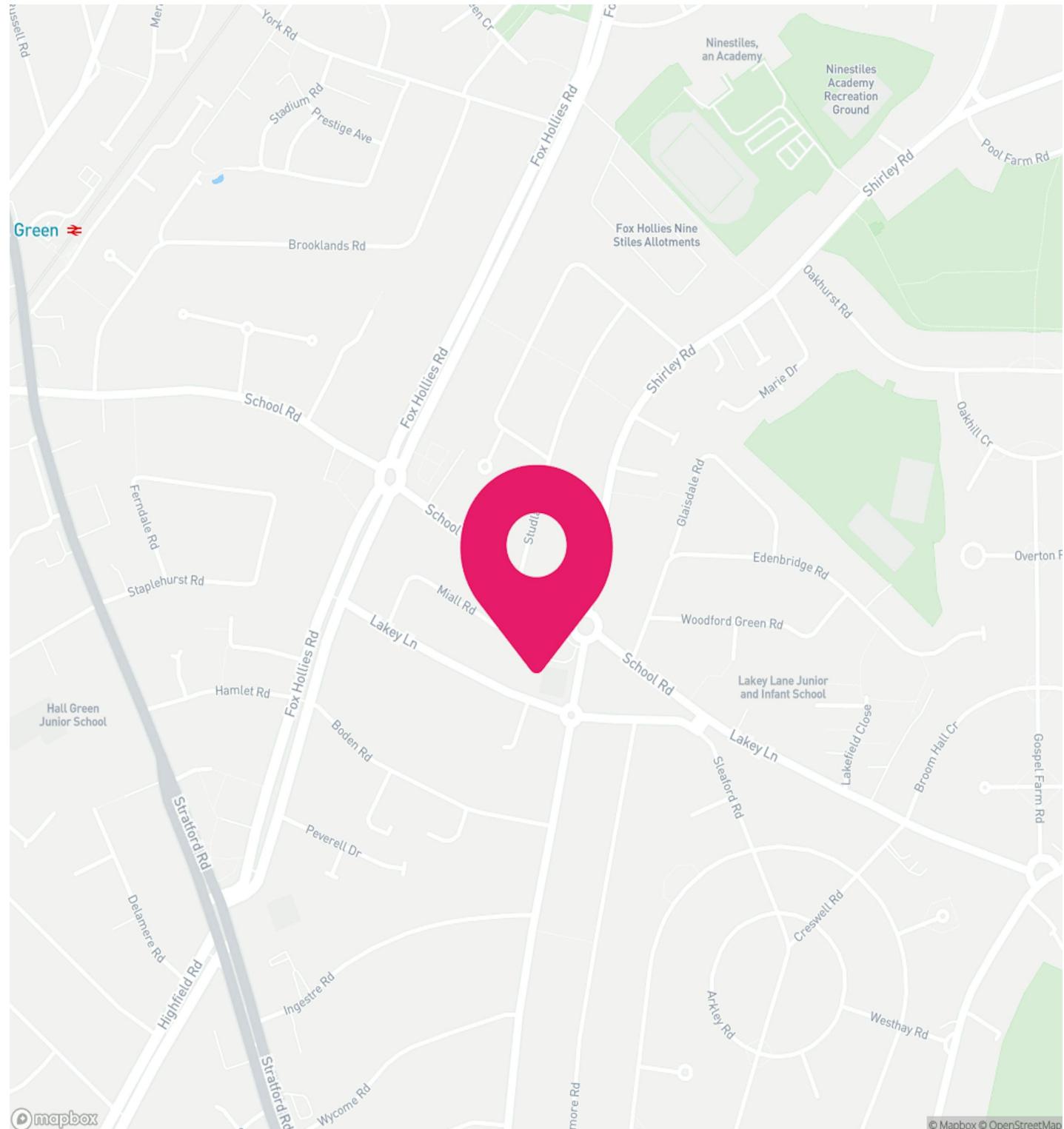
LOCATION

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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

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

RENT

£9,250 per annum

POSSESSION

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

EPC

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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



Ryan Lynch

0121 638 0800 |
07710022800
ryan@siddalljones.com



Scott Rawlings

0121 638 0500 |
07745521743
scott@siddalljones.com

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