

RETAIL | TO LET / FOR SALE



KIOSK AT CENTRAL SQUARE SHOPPING CENTRE, ERDINGTON, BIRMINGHAM, B23 6RY

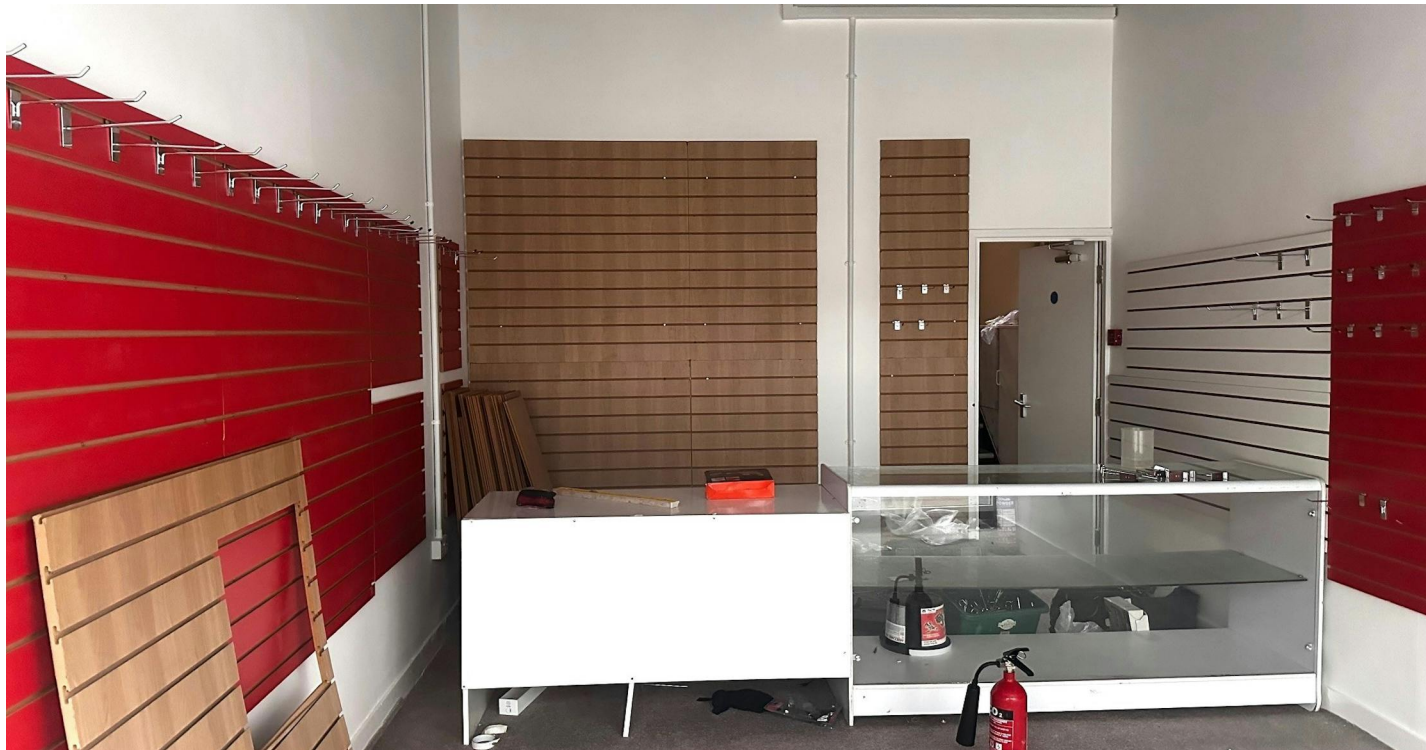
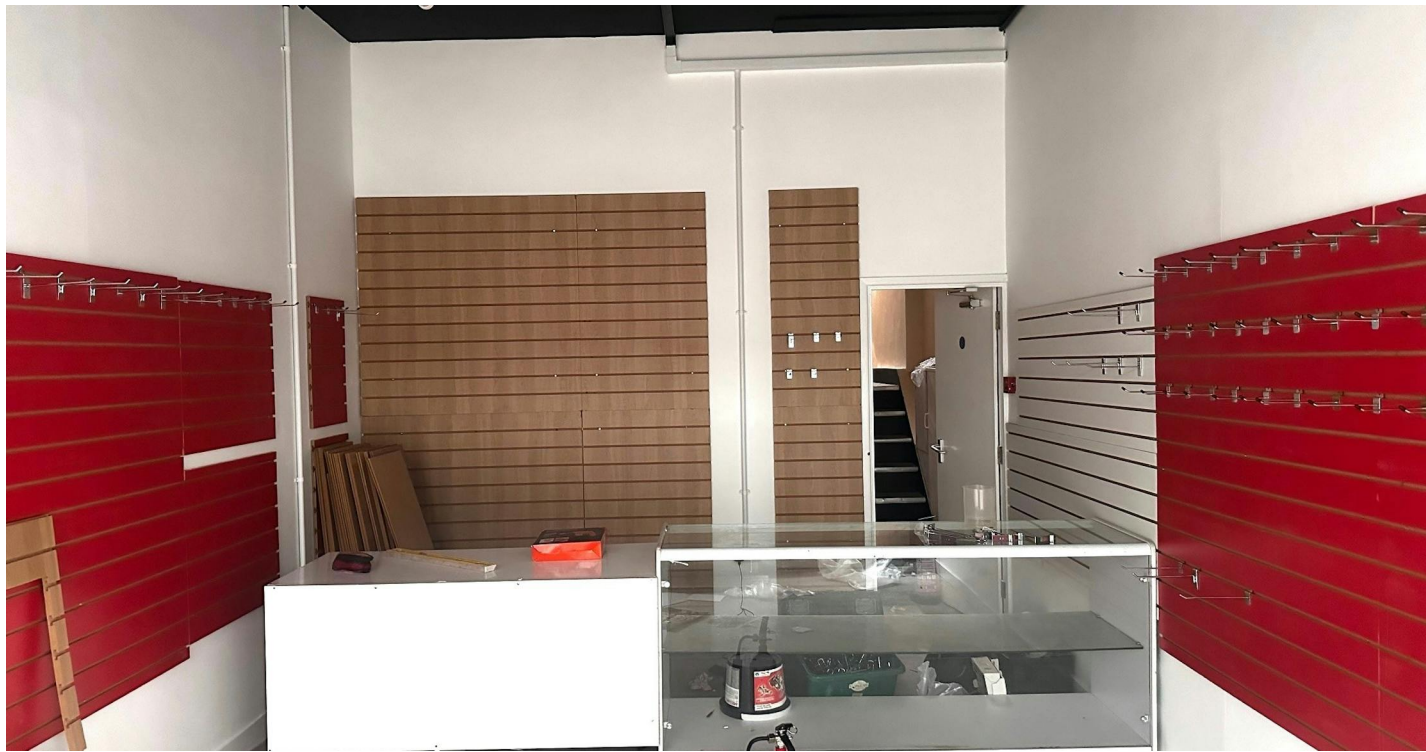
606 SQ FT (61.66 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Ground Floor Retail Unit Arranged Over Two Levels in Busy High Street Location

- Ground Floor Lock Up
- Popular High Street
- Ground and First Floors
- Local Car Parking



## DESCRIPTION

Situated within a busy shopping centre, the premises comprise a ground floor retail unit with further first floor accommodation with several cellular rooms.

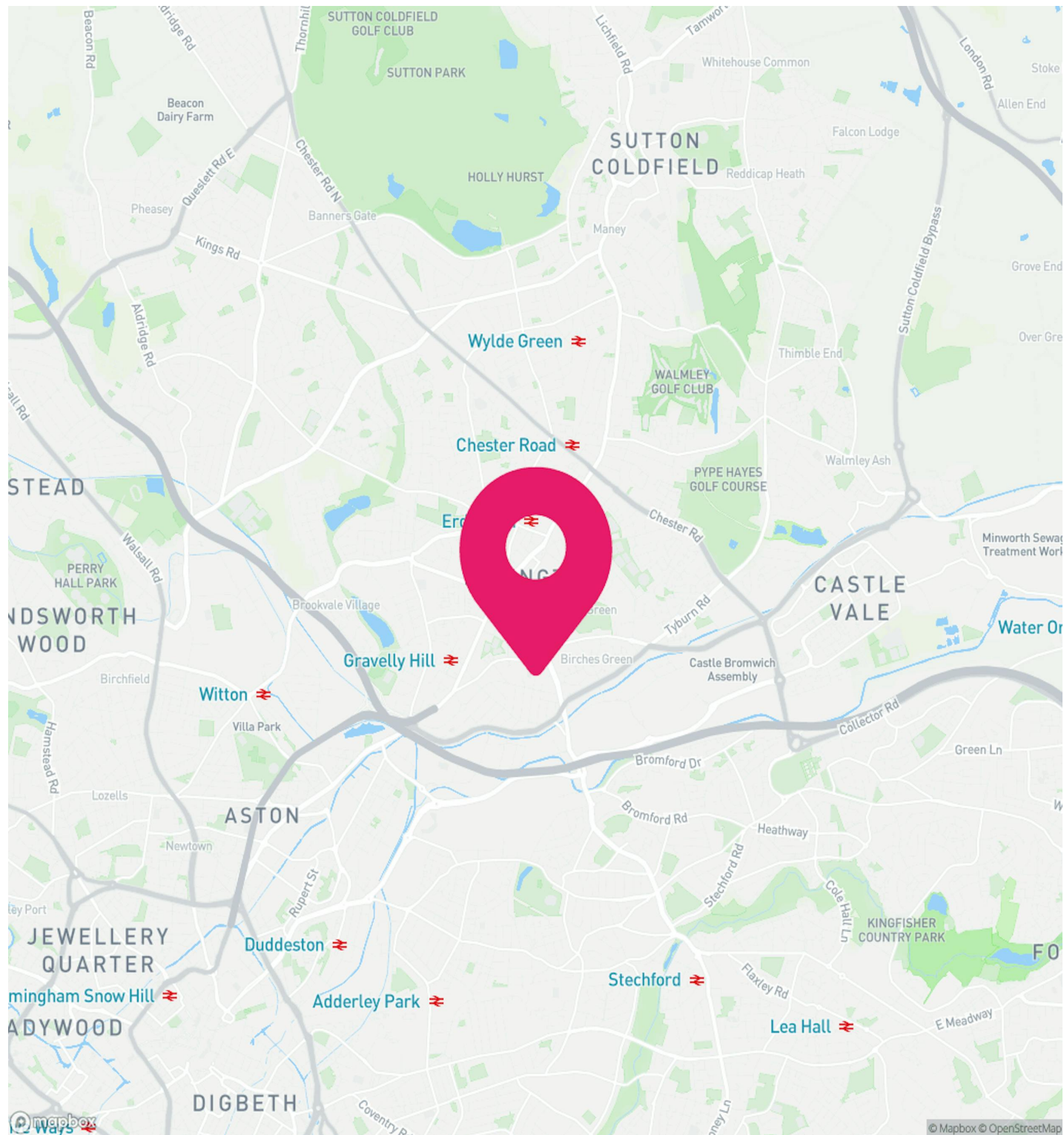
Approximate areas as follows: Ground Floor - 220 sq ft (20.44 sq m) First Floor - 476 sq ft (44.22 sq m)



## LOCATION

The property is situated fronting Erdington High Street, a busy, densely populated suburb and forms one of the primary shopping suburbs within Birmingham, being located approximately 3 miles to the northeast of the City Centre.

Central Square is situated within the prime retail pitch, with retailers trading in the immediate vicinity including Poundstretcher, Specsavers, Holland & Barratt, Max Spielmann, Card Factory and Greggs amongst others.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

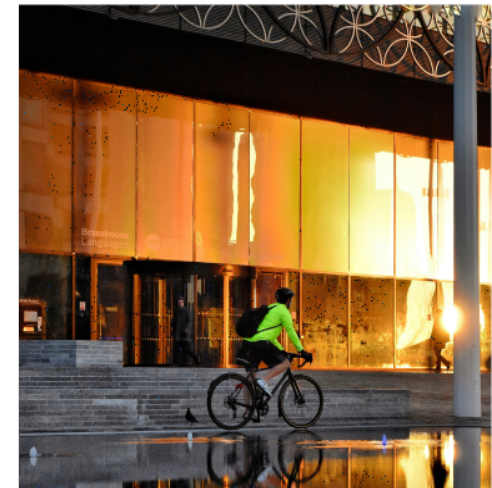
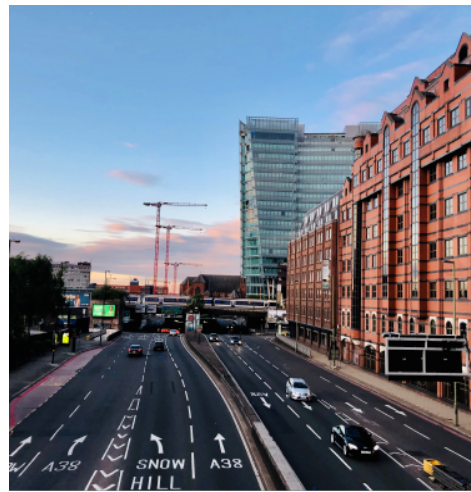
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## RENTAL

The property is available on a new lease, with length to be agreed, at a passing rental of £5,000 per annum (exclusive).

Alternatively, the property is available to be purchase on a 999-year lease at £60,000 (exclusive).

## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## VIEWING

Viewings are strictly via the sole agent Siddall Jones.

## 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



**Edward Siddall-Jones**

0121 638 0500 | 07803 571 891  
edward@siddalljones.com



**Sophie Froggatt**

0121 638 0500 |  
07842013854  
sophie@siddalljones.com



**Ryan Lynch**

0121 638 0800 |  
07710022800  
ryan@siddalljones.com



**Scott Rawlings**

0121 638 0500 |  
07745521743  
scott@siddalljones.com