



1256-1258 PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2YA

RETAIL TO LET | 1,055 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Constructed Retail Unit in Purpose Built Student Apartment Block

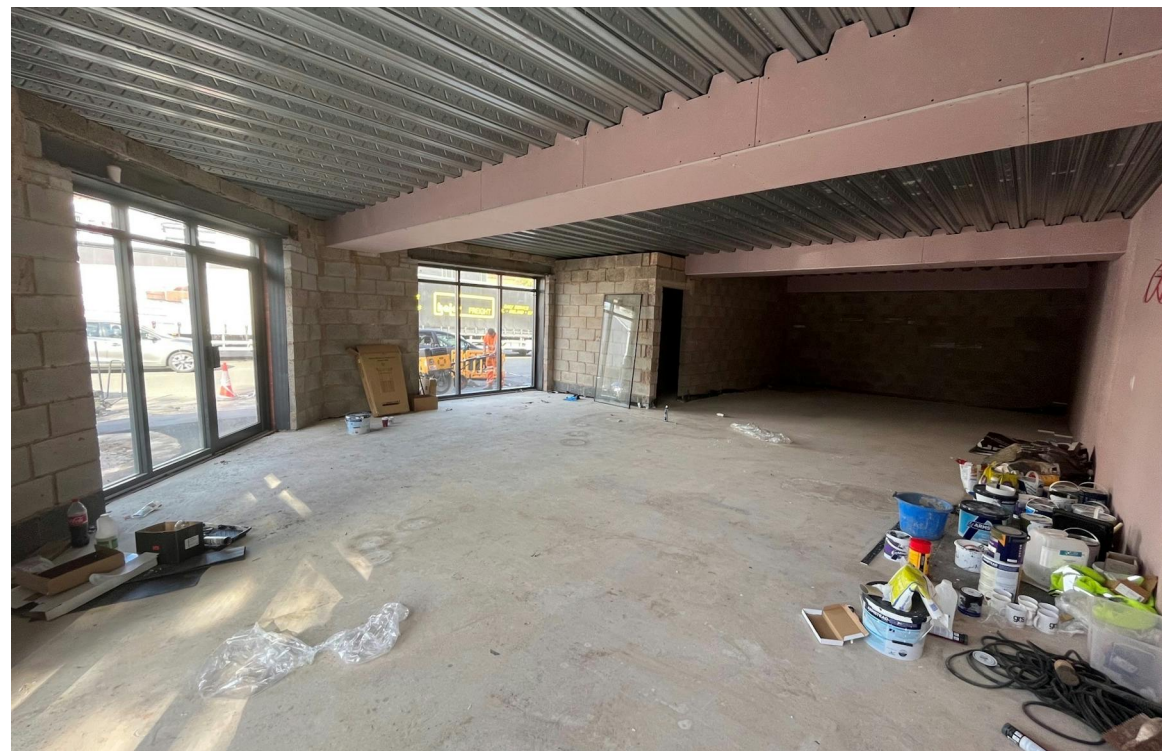
- Newly Constructed
- £25,000 per annum exclusive
- Student Apartments
- Prominent Corner Position
- Three-Phase Electricity



DESCRIPTION

The property comprises a prominent corner retail unit, forming part of a purpose built block of 31 student apartments. The unit benefits from an extensive glazed frontage with pedestrian access to the fore, and three-phase electricity.

The unit is to be provided in shell condition ready for tenants fit-out, and is suitable for a variety of uses STP.

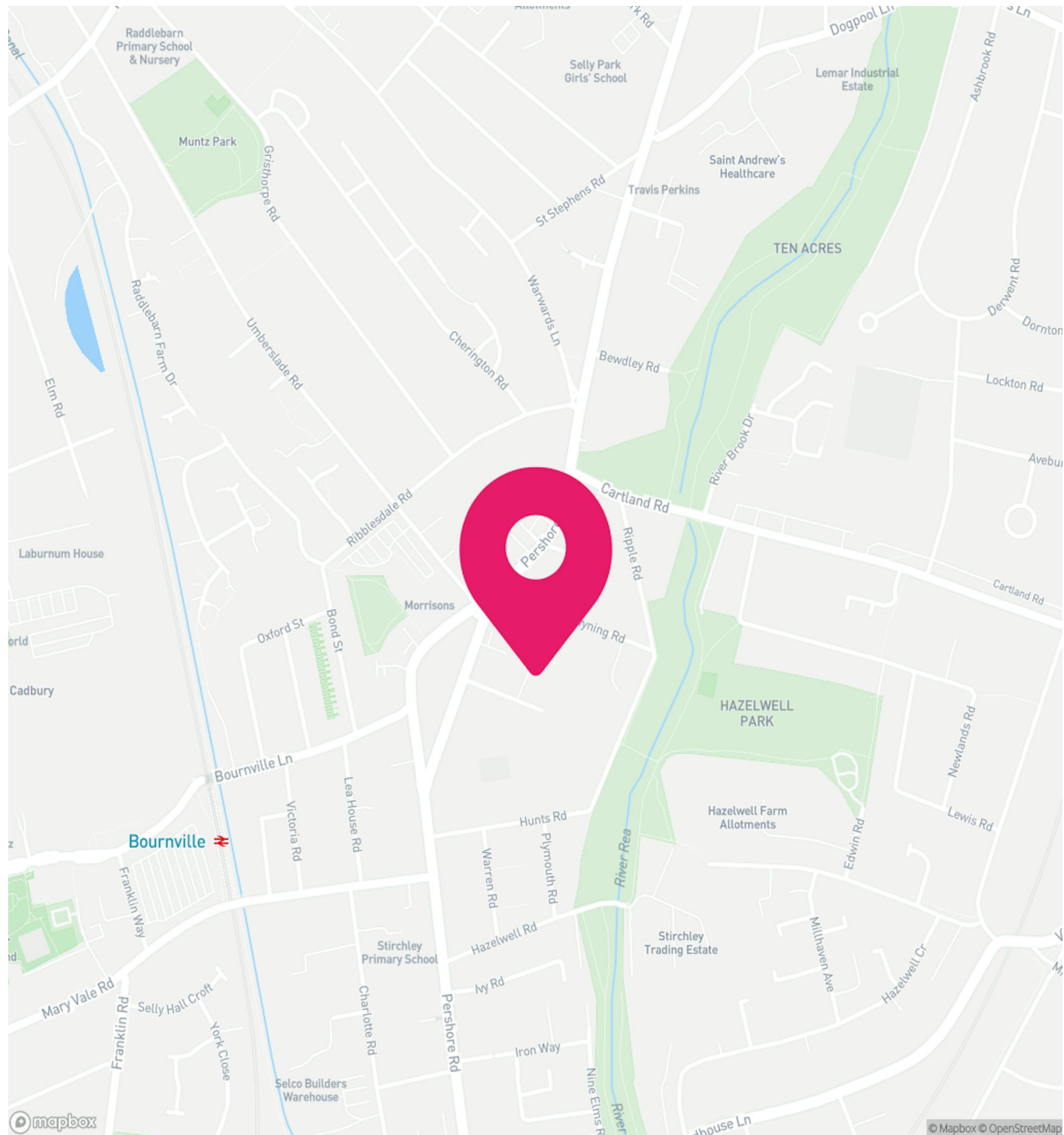


LOCATION

The property is predominantly situated on Pershore Road, close to its Junction with Cartland Road, in the Stirchley area of Birmingham.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.



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.

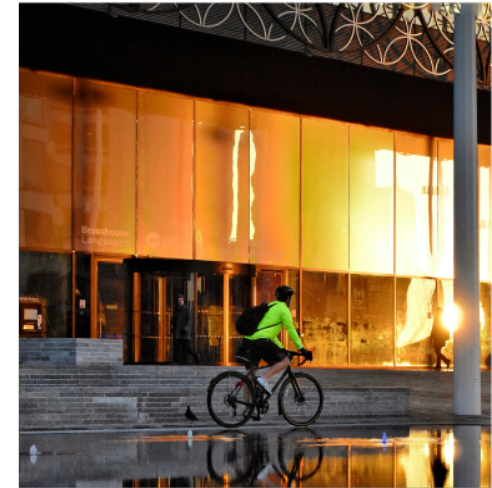
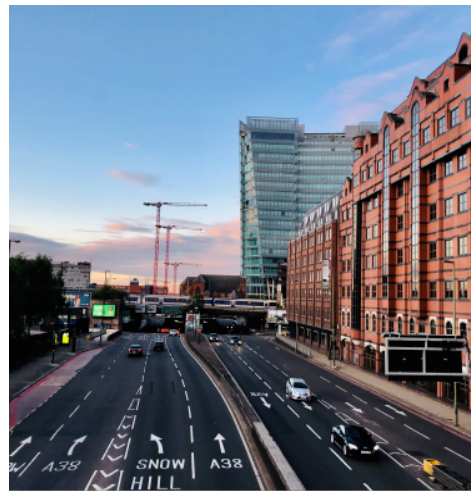
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



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.

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

Strictly via the sole agent Siddall Jones.

SERVICE CHARGE

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

RENT

£25,000 per annum

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Scott Rawlings

0121 638 0500 | 07745521743

scott@siddalljones.com