

RETAIL | TO LET

81  
AN ORIENTAL  
SUPERMARKET  
Vietnamese Food  
0121 554 6020

83  
AAVI'S  
Asian Designer Wear

CONSULT  
RECRUITMENT  
JOBS | TRAINING | CONSULTANCY

85  
SHKAR  
GRILL  
حلال  
HALAL

SHK  
0121 820 7482

83 SOHO ROAD, HANDSWORTH, BIRMINGHAM, B21 9SP  
4,262 SQ FT (395.95 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Retail Premises Located along Soho Road with  
Large Basement Storage

---

- Quoting Rental £18,000 PA
  - Premier Retail Location
  - Food Usage Acceptable STP
  - Large Basement Storage
  - Glazed Frontage w/ Roller Shutter
- 



## DESCRIPTION

The property comprises of a ground floor lock up retail unit with glazed retail frontage and pedestrian door with roller shutter security.

The space is located along Soho Road, which is a busy arterial route and a prominent retail location.

The retail area provides open plan retail space, WC facilities and additional ancillary space to the rear, suitable for kitchen / preparation areas.

A large basement is accessed via an internal staircase which provides further WC facilities and dry storage.

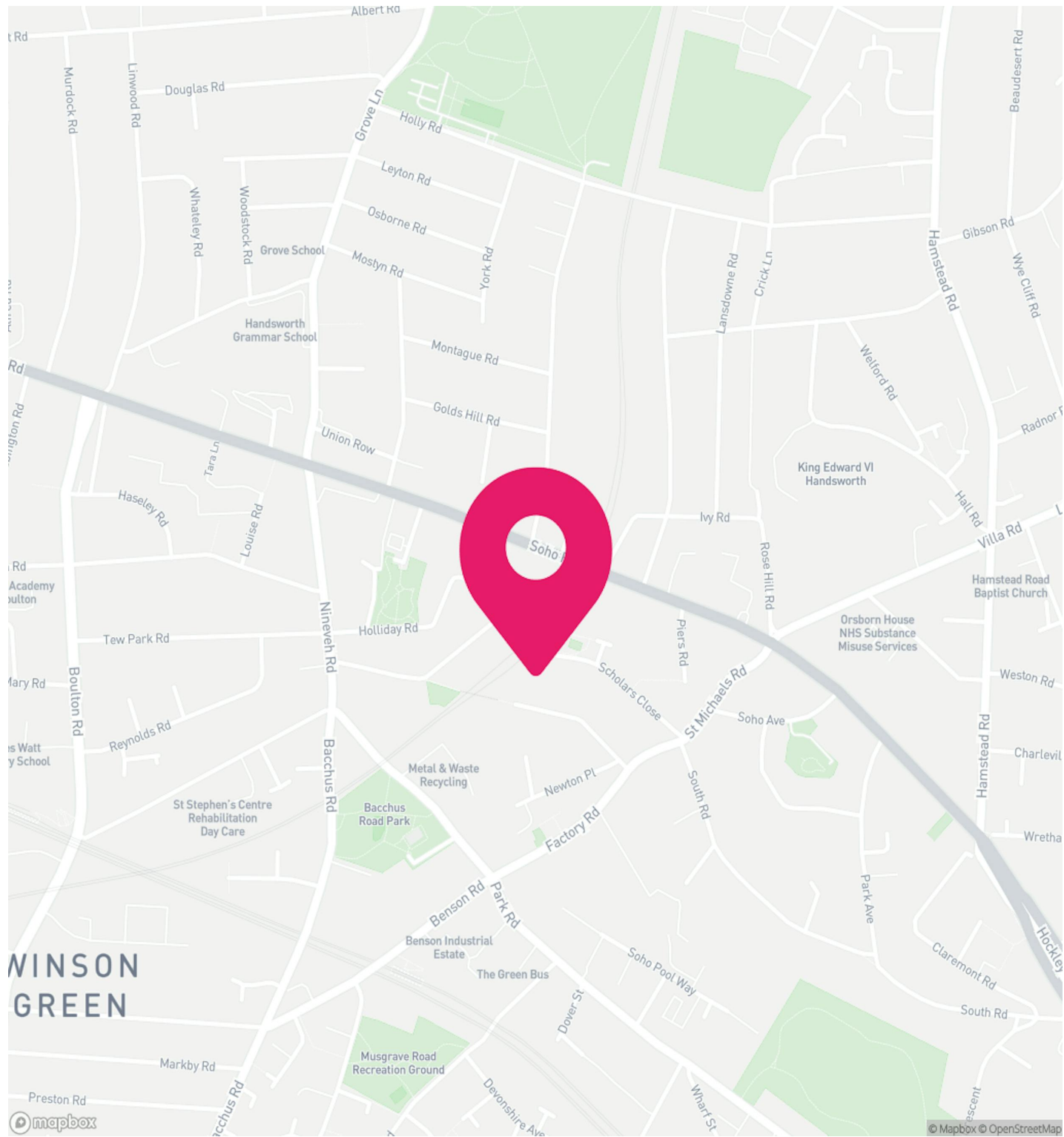


## LOCATION

The property is located on the main A41 Soho Road and is close to Thornhill Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway.

The local area consists of a high density of food stores and businesses.

Birmingham City Centre is located approximately 2 miles south east of the subject premises with the M5 motorway located approximately 2 miles north west.



## 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.

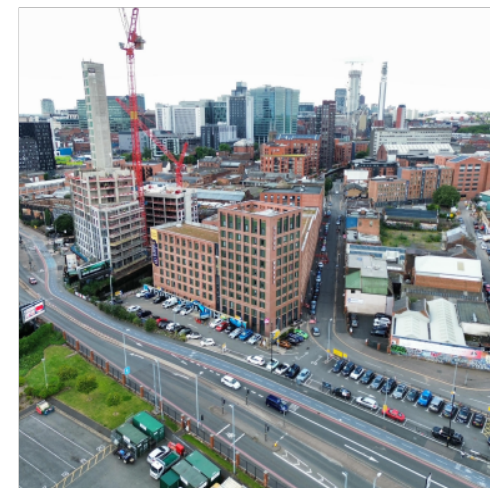
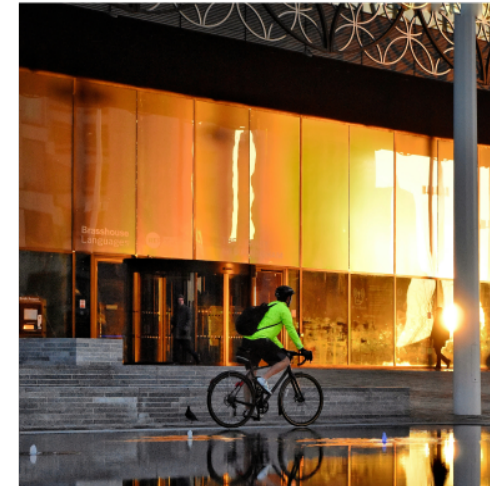
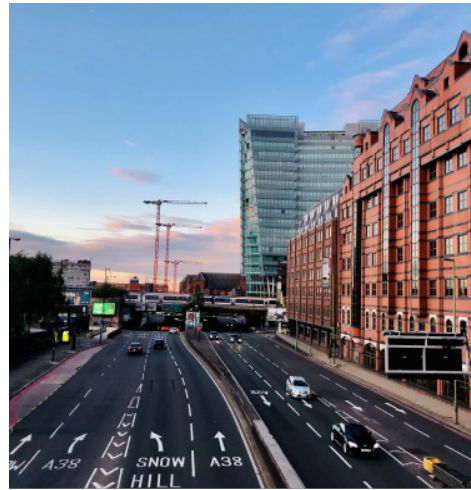
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

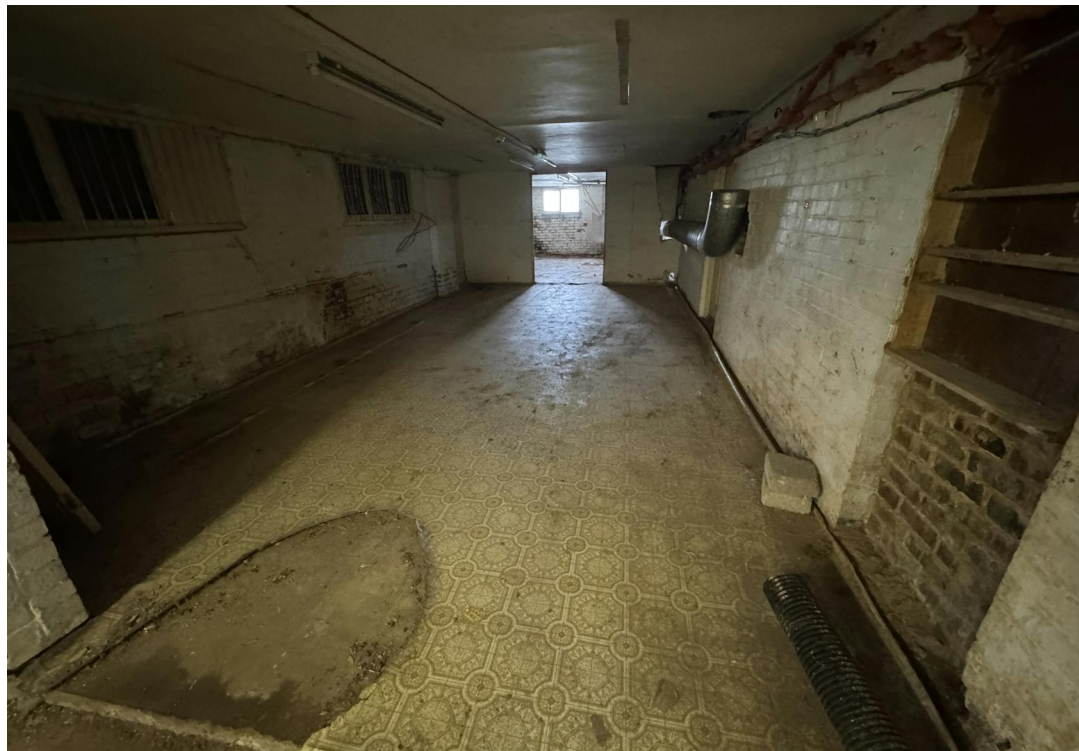
**Central location, global reach:** A strategic location offers quick train connections:

- 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!





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail / Ancillary	1,312	121.89	Available
Basement - Basement Storage	2,950	274.06	Available
<b>Total</b>	<b>4,262</b>	<b>395.95</b>	

## SERVICES

We understand that all mains services are connected on, or adjacent to the subject premises.

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, source and proof of funding to satisfy AML protocols.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£15,500

## 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

£18,000 per annum

## POSSESSION

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

## POSSIBLE USE CLASSES

Class A3 - Restaurants and Cafes

## EPC

B (43)

## 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



# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)