

RETAIL | TO LET



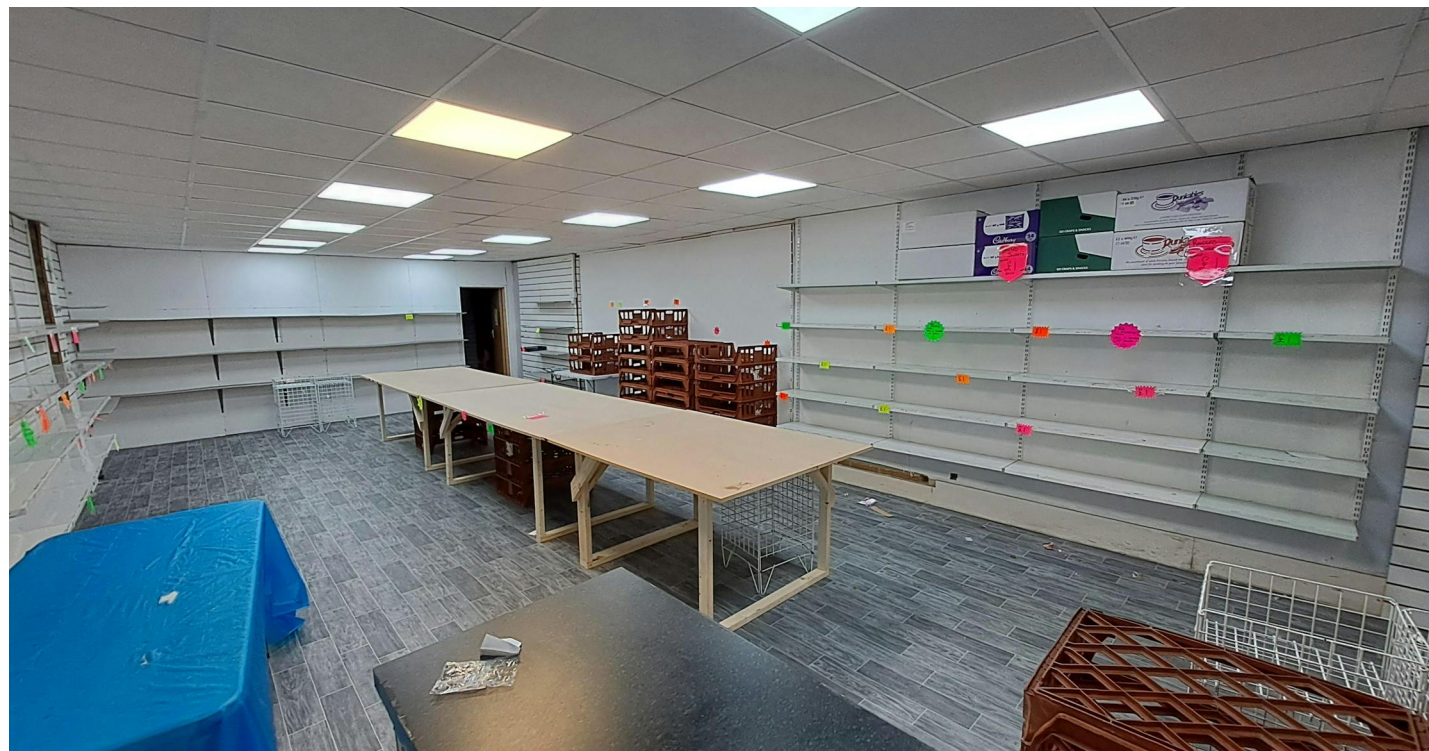
735 BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B31 2NG

1,195 SQ FT (111.02 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Retail Premises

- High Street Location / Shopping Centre
- External Roller Shutter
- Open Plan Retail Accommodation
- Rear Access
- Staff Facilities
- Vinyl Flooring



DESCRIPTION

The premises comprises a ground floor retail unit, with frontage to the busy Bristol Road South, Northfield.

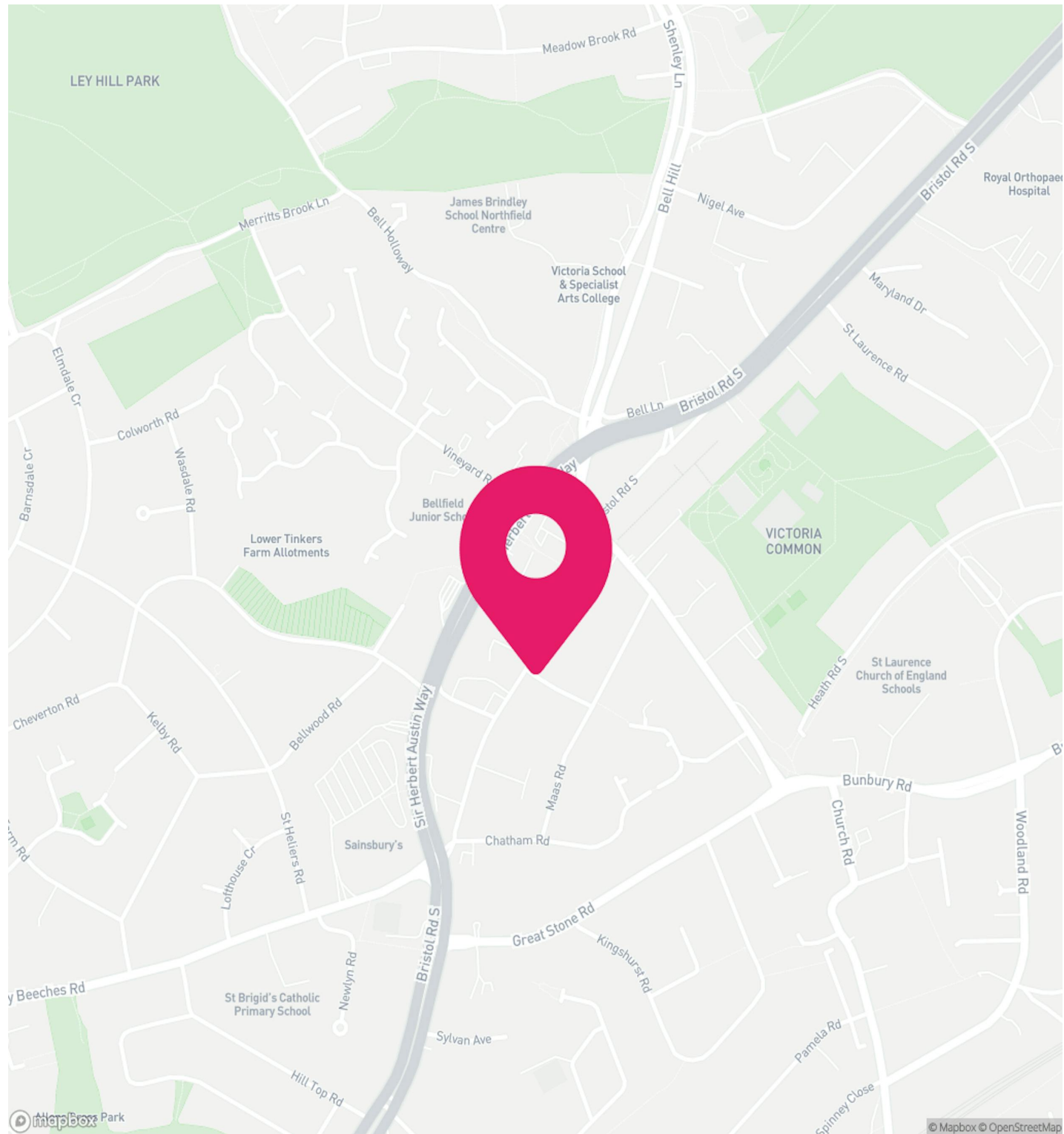
The units consists of open plan retail accommodation to the fore, with ample storage and staff facilities to the rear. The unit benefits from a glazed frontage, External Roller Shutter, Rear loading access, Suspended Ceiling with Inset LED Lighting and W/C Facilities.



LOCATION

Northfield is a suburban area located to the south of Birmingham City Centre. It is approximately 6 miles (10 km) from the city center, making it a relatively short drive or bus ride away. Northfield is well-connected by road, with easy access to the A38, which leads directly into the heart of Birmingham. The area offers a more residential environment while still being close enough to the city's amenities, businesses, and cultural attractions.

The unit is located near to a number of national occupiers, including McDonalds, Heron Foods, and Betfred among 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.

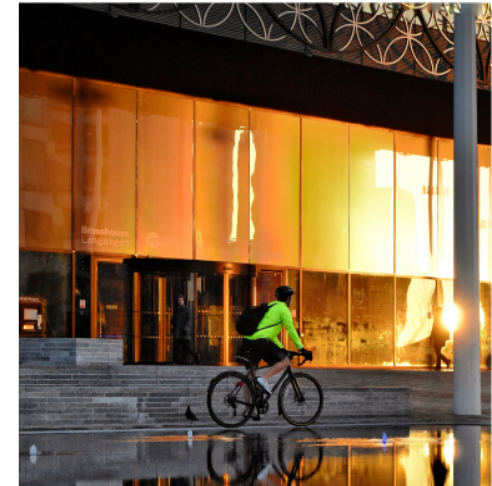
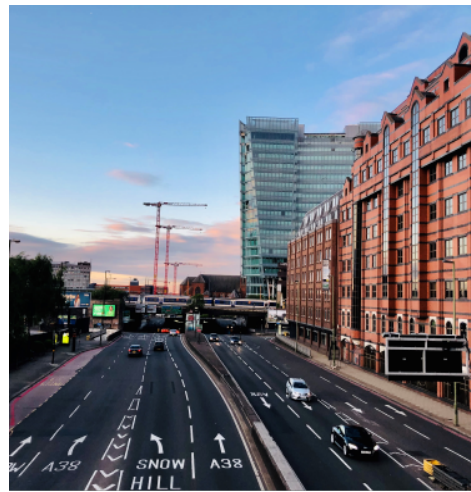
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of mains, electric and water 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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

RATEABLE VALUE

£12,750

VAT

Not applicable

RENT

£12,000 per annum

EPC

C (72)

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



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