

RETAIL | TO LET



657 KINGSTANDING ROAD, BIRMINGHAM, B44 9RH

2,104 SQ FT (195.47 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Terraced Shop with First Floor Storage and Rear Shutter Access

- Prominent Location and Frontage
- Ground Floor Lock Up Shop
- First Floor Storage
- Rear Access/Loading



## DESCRIPTION

The premises comprise a mid-terrace retail property with substantial glazed frontage off the Kingstanding Road.

Access to the ground floor shop is via a pedestrian entrance, leading into a spacious front sales area. The ground floor further comprises three well-proportioned cellular rooms, alongside a rear loading area and kitchen facilities.

The first floor offers four generously sized rooms, perfect for storage or office use, with the added benefit of W/C facilities.

Externally the property benefits from a front forecourt with free parking within the immediate vicinity.

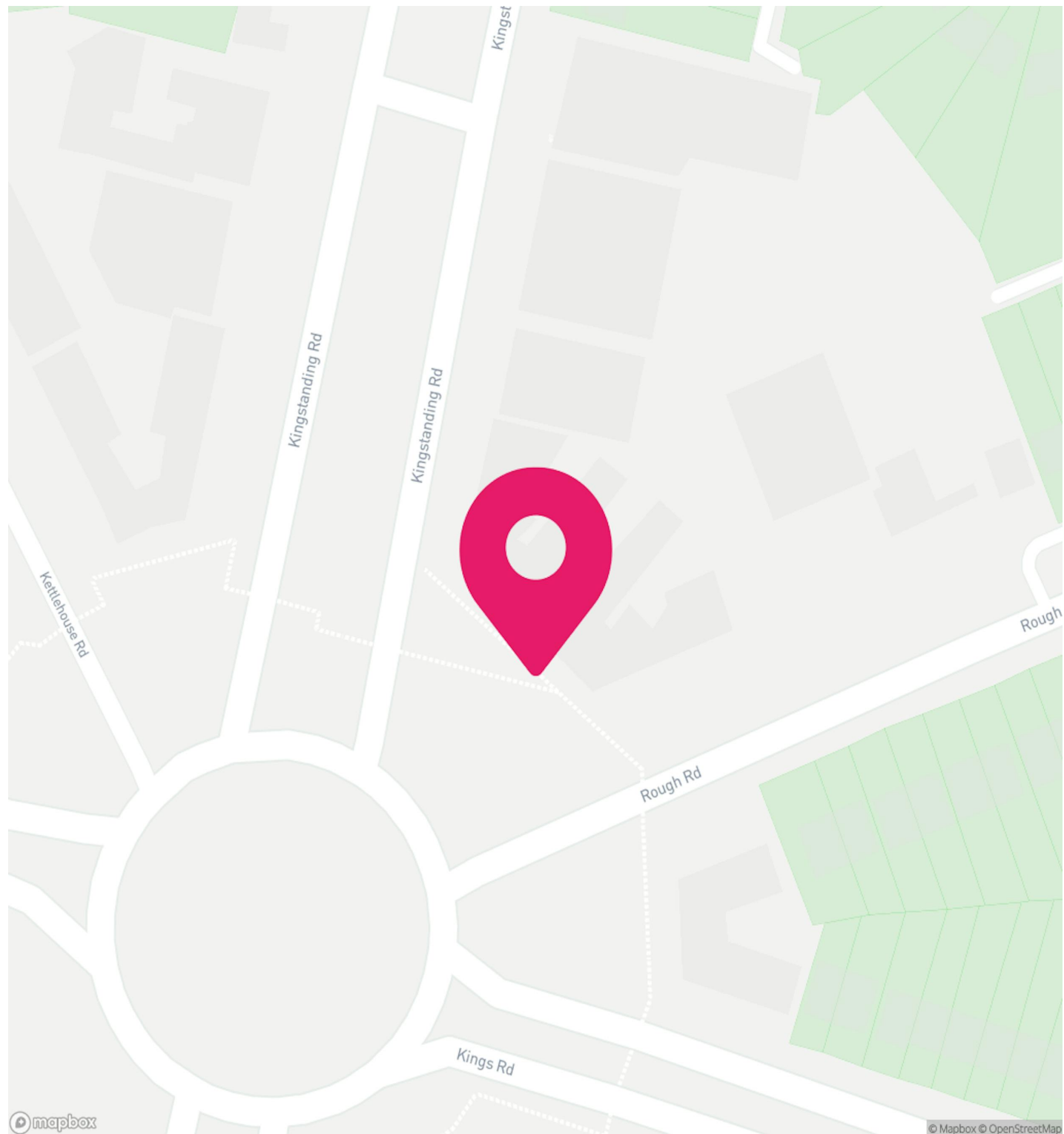


## LOCATION

The property is situated on Kingstanding Road, overlooking Kingstanding Circle. The location benefits from a strong retail presence, with nearby occupiers such as Co-op, Greggs, William Hill, and Post Office, alongside a variety of shops, cafés, and restaurants.

Kingstanding is predominantly a residential suburb on the northern side of Birmingham approximately 5 miles to the north of Birmingham City Centre.

The area is well connected, with easy access to the A4041 and A452, offering convenient transport links to both Birmingham and Walsall.



## 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.

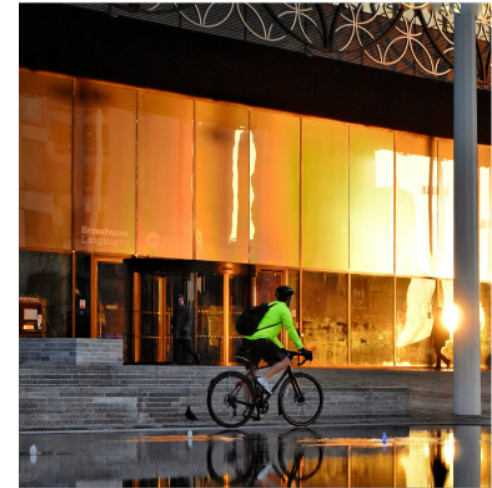
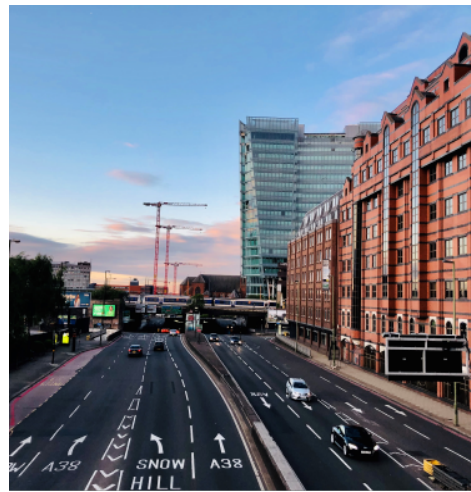
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

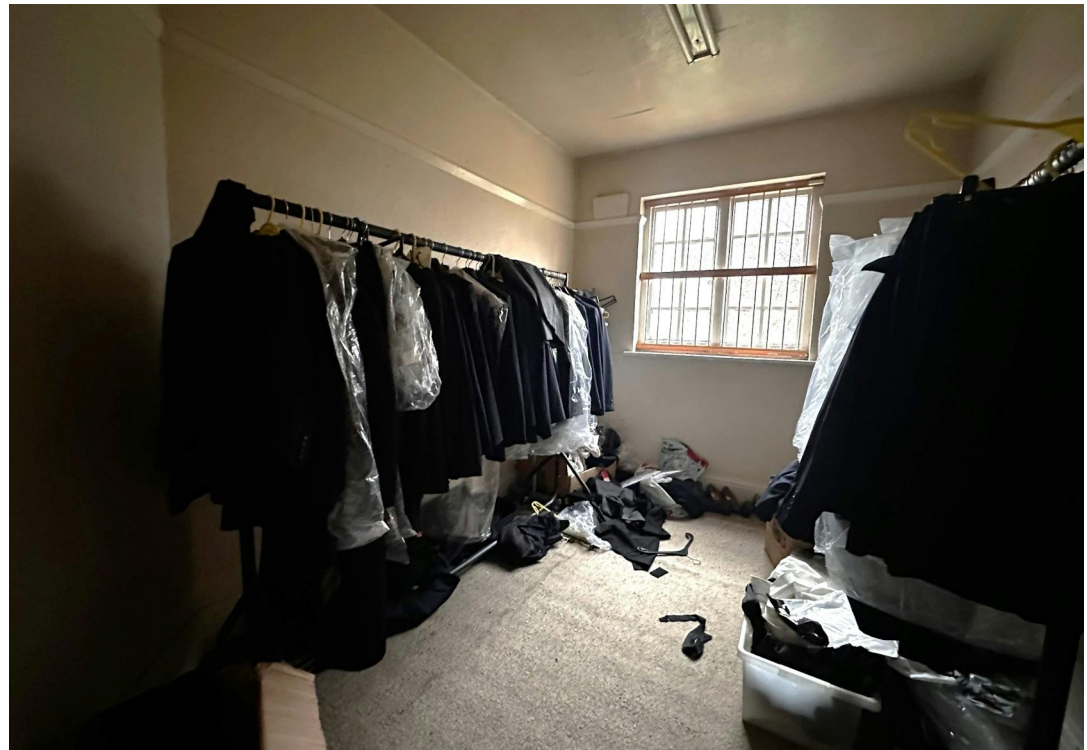
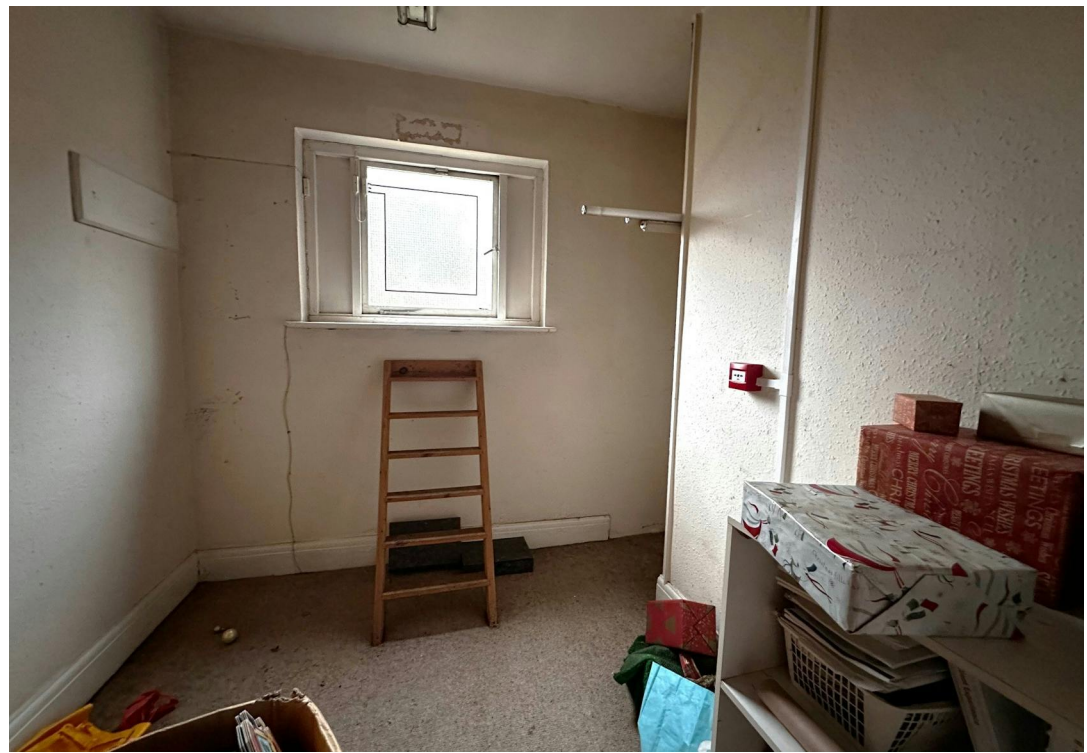
**Central location, global reach:** A strategic location offers quick train connections:

- 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!





## TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £17,000 per annum (exclusive).

## VAT

All prices quoted are exclusive of VAT which we understand is not payable.

## 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.

## VIEWING

Strictly via the sole agent Siddall Jones.

## LEASE

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

## POSSESSION

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

## 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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