

1401-1403 Bristol Road South, Longbridge, Birmingham, B31 2SU



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET**

Two Storey Former Bank Premises with Car Parking

**Net Internal Area: 2,454 ft<sup>2</sup> (228 m<sup>2</sup>) approximately**

## Location

The property occupies a prominent position fronting Bristol Road South (A38) close to its junction with Longbridge island.

Bristol Road South is a main arterial route serving Birmingham City Centre from the south west some 5 miles distant.

The property is situated within a mixed residential and commercial locality with various shopping parades close by, benefiting from excellent transport links with regular bus services and being within walking distance of Northfield Train Station.

## Description

The premises comprise a detached former bank building set back off the Bristol Road South behind a forecourt car park.

The building is two storey of traditional brick construction surmounted by a tiled pitched roof and small single storey extension to the rear.

The ground floor is predominately open plan with the first floor comprising a large canteen area, office, stores and WC facilities.

Externally the property benefits from car parking as well as being situated on a main bus route and being within walking distance of Northfield train station.

## Accommodation

Ground Floor	1,515 ft <sup>2</sup>	140.74 m <sup>2</sup>
First Floor	939 ft <sup>2</sup>	87.23 m <sup>2</sup>
<b>Total (NIA)</b>	<b>2,454 ft<sup>2</sup></b>	<b>228 m<sup>2</sup></b>

## Rental / Terms

The property is available to let on a new lease with length to be agreed at £18,500 per annum exclusive.

## Business Rates

We understand the property will qualify for exemption under Small Business Rates Relief, subject to tenant eligibility.

## VAT

All figures quoted are exclusive of VAT which may be payable.

## Energy Performance Certificate

EPC Rating - D 77 - 2<sup>nd</sup> July

## Use Class

We understand the property has consent under Use Class E.

We would recommend all parties take advice regarding their intended use.

## Services

We understand all mains services are connected to the property.

## Availability

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

## Viewings

Strictly via the sole letting agent Siddall Jones on 0121 638 0500

