

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



TO LET

Two Storey Former Bank Premises with Car Parking
Net Internal Area: 2,454 ft² (228 m²) 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 ²	140.74 m ²
First Floor	939 ft ²	87.23 m ²
Total (NIA)	2,454 ft²	228 m²

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 - 2nd 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

