

To Let

1484 Stratford Road,
Hall Green, Birmingham B28 9ET

Sanderson Weatherall

Location

The property forms is located on the eastern side of Robin Hood Island, at its junction with Solihull Lane, in the Hall Green suburb of Birmingham. Birmingham city centre is approximately five miles to the north west.

Description

The property comprises a mid terrace retail unit, of brick construction with a glazed retail frontage with offset entrance door and external security shutter.

Internally the property is arranged to provide a front retail area, two store rooms, kitchen, work room, WC and a larger rear work/store room.

The property presents well, having been recently refurbished providing giving an incoming tenant the opportunity to easily fit out to their own specification.

The property extends to a net internal area of approximately 722 sq ft (67.10 sq m).



Use
We believe that the unit benefits from permission to be used as a general business premises, under class E.

Rent
£15,540 per annum exclusive, subject to contract. VAT is not payable.

Lease
The property is available by way of a new internal repairing and insuring lease, for a minimum term of five years.

A rent deposit and guarentor may be required, subject to references.

Rating assessment
The property has a rateable value of £14,500 (2026 assessment). Business Rates are payable by the tenant but may be subject to rates relief for a small business.

Services
We are informed that mains electricity, water and drainage are connected to the property. The in-going tenant will be responsible for all utility costs.

None of the services or installations have been tested by the landlord or their agents and therefore no warranties can be provided as to their condition or suitability for future use.

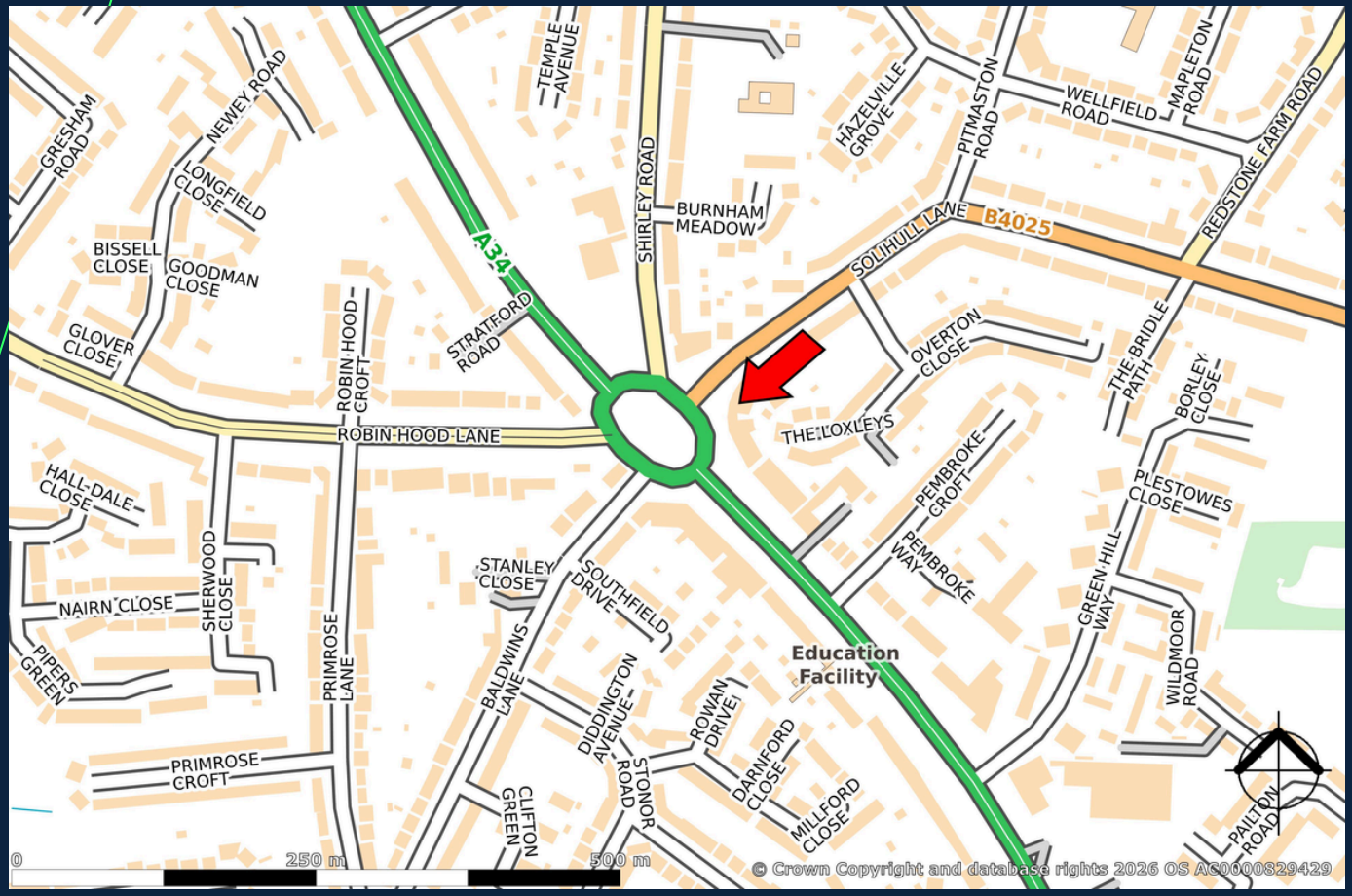
Energy performance
The EPC Rating for the property is band E, with a score of 120 points.

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Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Sanderson Weatherall LLP
James Carver
07901 710668
james.carver@sw.co.uk



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