

OFFICE, RETAIL | TO LET

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1696 BRISTOL ROAD SOUTH, REDNAL, BIRMINGHAM, B45 9TZ

828 SQ FT (76.92 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Retail/ Office Premises with Main Road Frontage in Prominent A38 Location.

- Ground Floor Retail/Office
 - Busy Local Parade with Main Road Frontage
 - Roller Shutter Security Doors
 - Glazed Frontage
 - Open Plan Layout
 - Separate Meeting Room Included
 - Kitchen & WC Facilities
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DESCRIPTION

The ground floor benefits from a glazed frontage and pedestrian entrance door with inset roller shutter security doors, which lead into open-plan professional services accommodation, with separate meeting room, kitchen and WC facilities also provided.



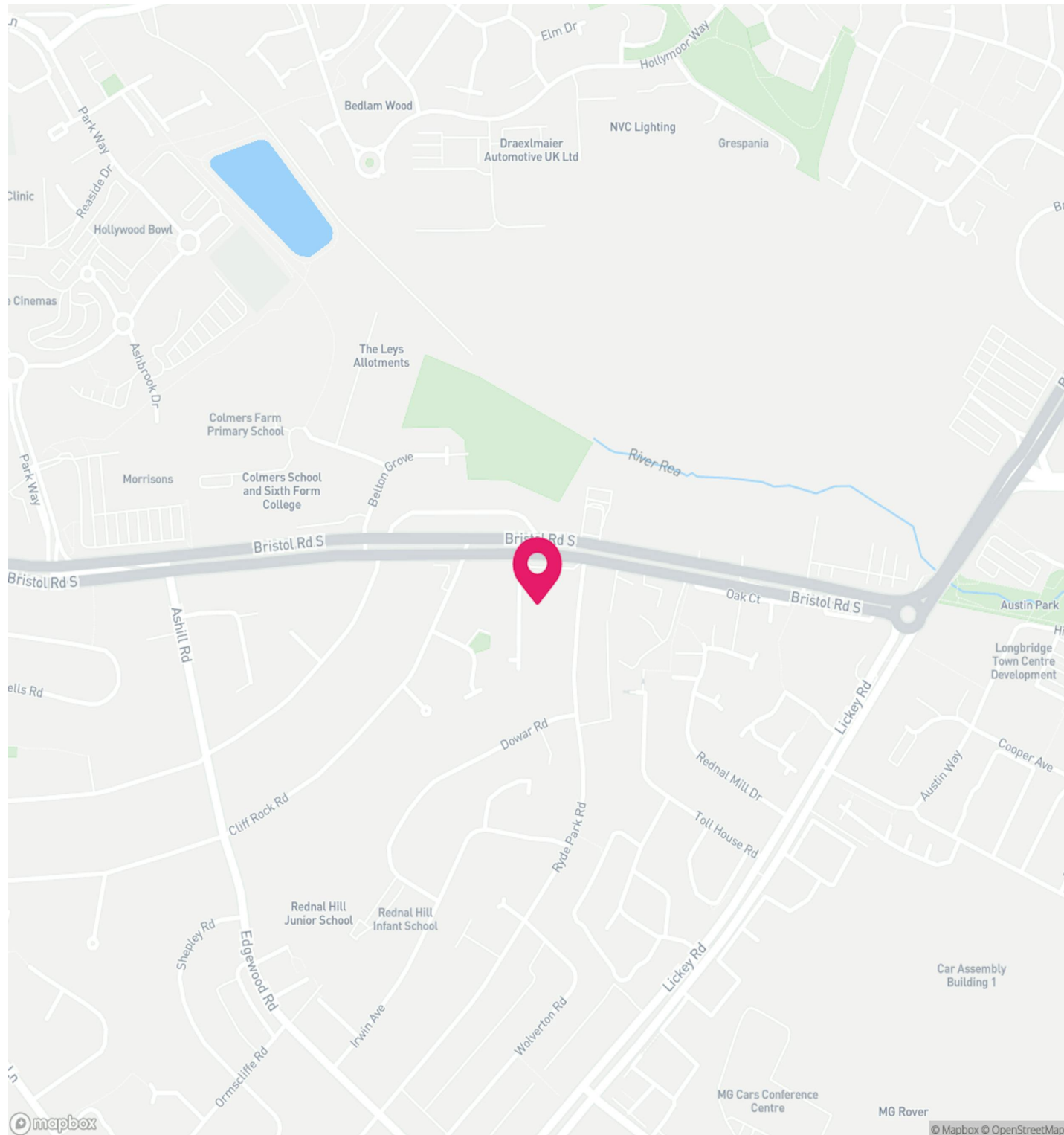
LOCATION

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The property is situated fronting Bristol Road South in Rednal, a well-established suburb to the south-west of Birmingham. Bristol Road South forms part of the A38, providing a direct route north towards Longbridge, Northfield, Selly Oak and Birmingham City Centre, and south towards Rubery, Lickey, Bromsgrove and the wider Worcestershire area.

The immediate location comprises a mix of local retail, takeaway, café and neighbourhood commercial uses, serving the surrounding residential population. The property is positioned within close proximity to Longbridge Town Centre, which provides a wider range of retail, leisure and transport amenities, including Longbridge Railway Station, approximately 1 km away.

The location benefits from good road connectivity, with the A38 providing convenient access to the wider arterial road network, including links towards the M5 and M42 motorways. Birmingham City Centre lies approximately 7 miles to the north-east, with Bromsgrove approximately 5 miles to the south-west.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	828	76.92	Available
Total	828	76.92	

SERVICES

We understand that the premises benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

LEGAL COSTS

Each party are to be responsible for their own legal and surveyor's fees incurred during this transaction.

VIEWINGS

Strictly via prior appointment with the sole agent Siddall Jones.

SERVICE CHARGE

n/a

VAT

Not applicable

RENT

£12,500 per annum

EPC

C (69)

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



Ryan Lynch
0121 638 0500
ryan@siddalljones.com



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com

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