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38 BOURNVILLE LANE, STIRCHLEY, BIRMINGHAM, B30 2LN

385 SQ FT (35.77 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Lock-up Retail Unit with Return Frontage  
Located Just off Pershore Road in Stirchley

- NIA 385ft<sup>2</sup>
- Quoting Rental £8,500 PA
- Open Plan Retail Unit with Ancillary Basement Storage
- Return Frontage
- Popular, Densely Populated Residential Suburb
- Ideal for Barbers, Hairdressers or Aesthetics Occupiers



## DESCRIPTION

The property comprises a ground floor lock-up retail premises with return frontage onto Bournville Lane and [insert road name].

The accommodation provides an open-span retail unit with glazed frontage and pedestrian access door. Internally, the premises have been plastered and emulsioned and benefit from an electricity sub-meter and electric wet heating via radiators.

There is a basement area providing WC accommodation and additional storage.



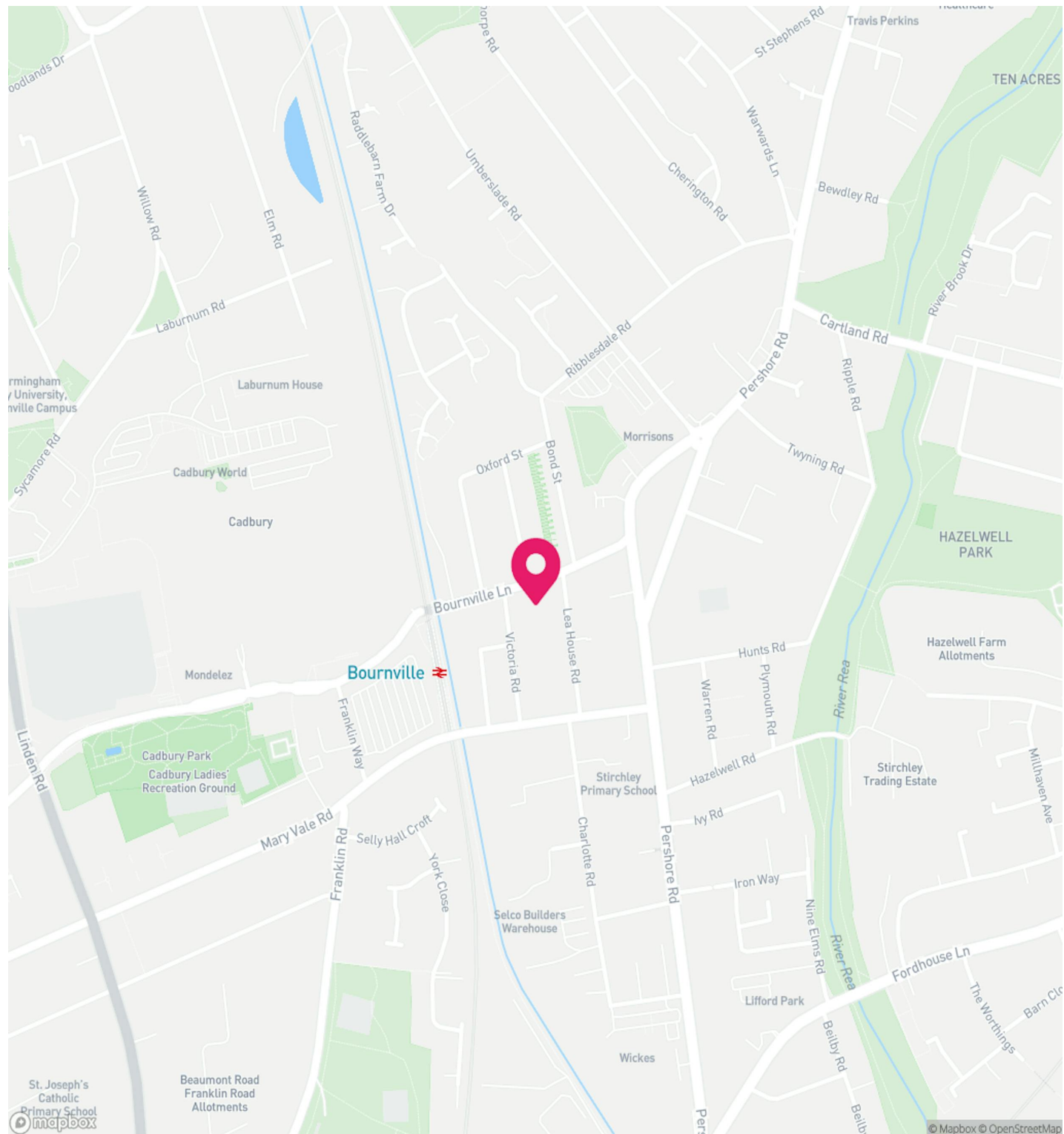
## LOCATION

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The property is situated on Bournville Lane in Stirchley, a popular and well-established suburb located approximately 4 miles south of Birmingham city centre. Bournville Lane sits immediately adjacent to Pershore Road/A441, one of the principal arterial routes serving south Birmingham, providing direct access towards Birmingham city centre, Bournville, Cotteridge, Kings Norton and the wider south Birmingham suburbs.

The location benefits from excellent public transport links, with regular bus services running along Pershore Road and Bournville Railway Station within walking distance, providing convenient rail services into Birmingham New Street and across the wider West Midlands rail network.

Stirchley has become an increasingly popular and vibrant mixed-use suburb, with Pershore Road forming the main commercial spine through the area. The locality is home to a broad mix of independent retailers, cafés, restaurants, bars and community uses, alongside more traditional retail, trade and service-based occupiers.



## SERVICES

The building benefits from a sub-metered electricity supply, water and heating.

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

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

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

## RENT

£8,500 per annum

## POSSESSION

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

## EPC

B (38)

## 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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