

RETAIL | TO LET

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146 GRAVELLY HILL NORTH, ERDINGTON, BIRMINGHAM, B23 6BA

1,012 SQ FT (94.02 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Lock Up Retail Unit with Kitchen and First Floor
Office / Stores

- £14,500 per annum
 - Small Business Rates Exempt
 - Kitchen - Fittings Available via Negotiation
 - Well Located Near Six Ways Island
 - Electric Roller Shutter
 - Laminate Flooring
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DESCRIPTION

A traditional terraced property of masonry construction beneath a pitched tiled roof, providing a ground floor lock-up retail unit with ancillary accommodation at first floor level.

The ground floor comprises an open-plan retail area with a glazed frontage, laminate flooring and an electric roller shutter. To the rear is a fitted kitchen, with the existing kitchen equipment available by separate negotiation, and a WC.

The first floor provides three rooms of ancillary accommodation, suitable for use as offices, storage or staff facilities, subject to any necessary consents.

The property forms part of an established commercial parade situated adjacent to Six Ways Island, benefiting from a prominent position within an established trading location and good access to the surrounding road network.

The premises would be suitable for a variety of retail or office uses, subject to the necessary planning and statutory consents.

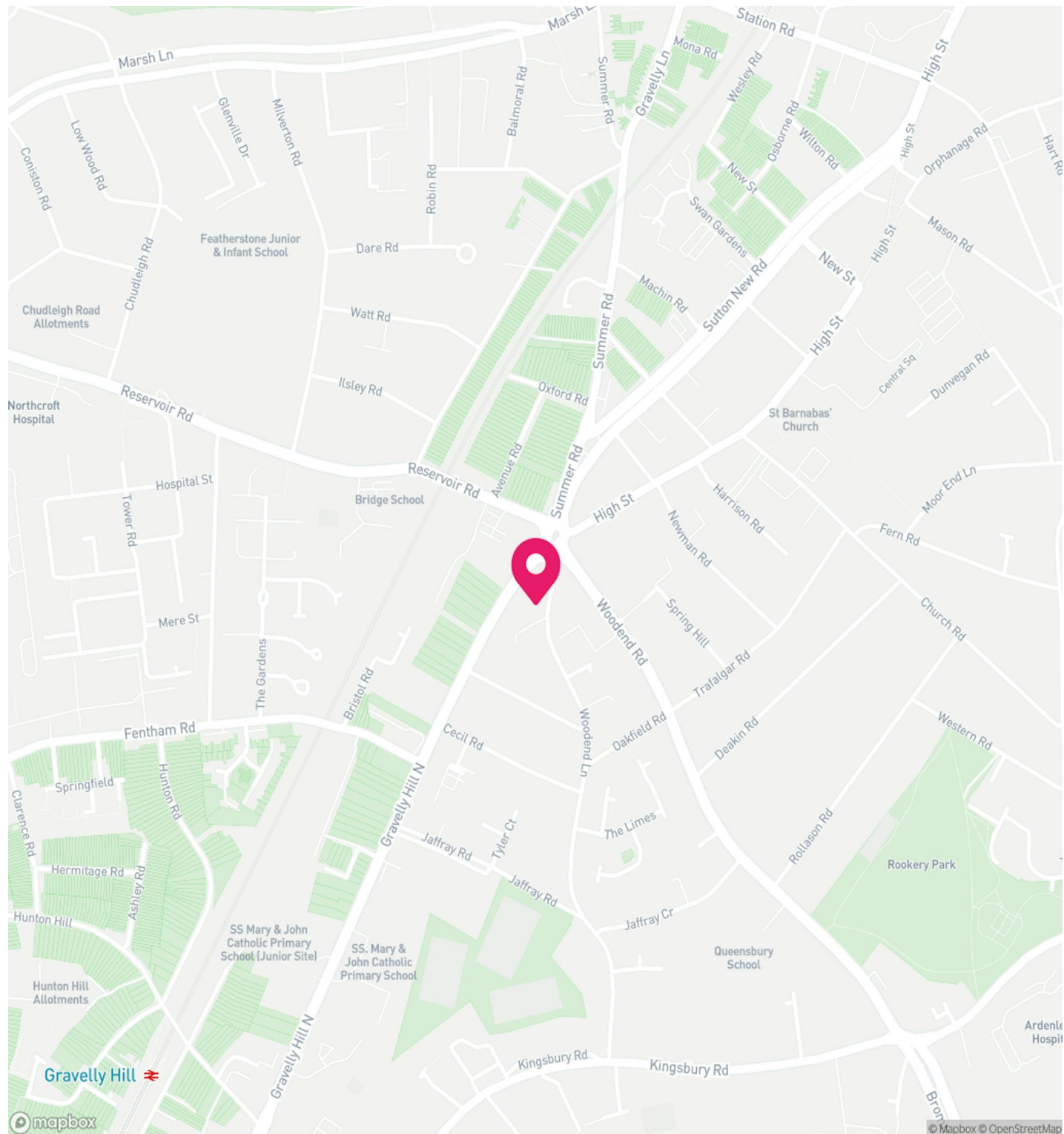


LOCATION

The property is situated on Gravelly Hill North, forming part of an established commercial parade in the Six Ways area of Erdington, Birmingham.

The location benefits from good access to the local and regional road network. Gravelly Hill North provides direct access to Six Ways Island, with the A38 Aston Expressway and Gravelly Hill Interchange (Spaghetti Junction) located nearby, providing access to Birmingham City Centre and the wider motorway network, including the M6.

Public transport facilities are readily available within the vicinity. Gravelly Hill railway station is situated approximately 0.5 miles from the property and provides rail services towards Birmingham and destinations to the north. Erdington railway station is also located approximately 0.6 miles away. Local bus services operate along Gravelly Hill North and the surrounding roads, providing connections to Birmingham City Centre, Erdington, Sutton Coldfield and other surrounding areas.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	615	57.14	Available
1st	397	36.88	Available
Total	1,012	94.02	

SERVICES

We understand the premises benefits from mains water, electricity and foul drainage connections.

The agents has not tested the suitability of the connections and all parties should make their own enquiries.

RATEABLE VALUE

£7,800. We understand the premises qualifies for small business rates relief, subject to tenants' eligibility

LEGAL FEES

Each party to bear their own costs

RENT

£14,500 per annum

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

D (90)

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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