

RETAIL | FOR SALE

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1-3 GARRETTS GREEN LANE AND 232-234 BARROWS LANE, BIRMINGHAM, B26  
1RL

1,596 SQ FT (148.27 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



## Fully-Let Retail Parade

- Four Retail Units
- Fully Let Generating £19,200 PA
- ERV of circa £32,000
- Potential to Extend / Re-develop STP





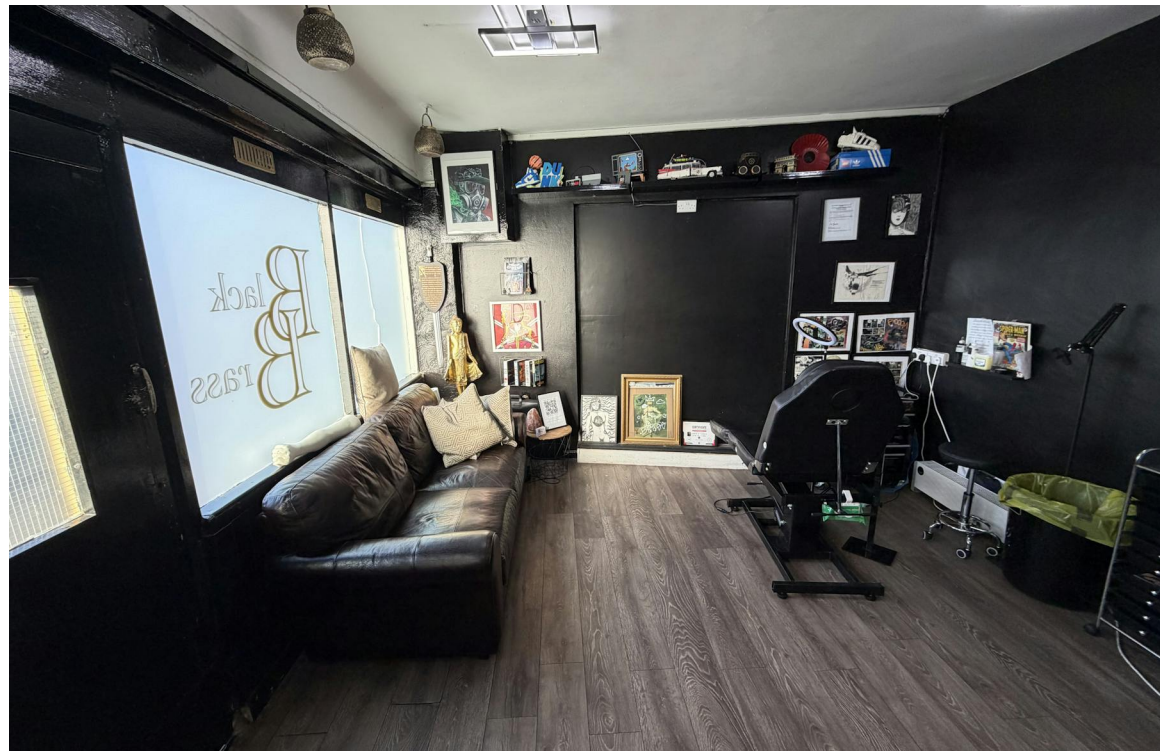
## DESCRIPTION

The property comprises a parade of single-storey retail units positioned prominently at the junction of Garretts Green Lane and Barrows Lane within the Sheldon area of Birmingham. The units are of single-storey construction beneath flat felted roofs and benefit from forecourt areas to the fore.

Each unit provides a glazed retail frontages, with security shutters and pedestrian access doors, leading into predominantly open-plan retail accommodation with ancillary kitchen and WC facilities to the rear. The units are separately metered and assessed for business rates individually.

The parade is currently fully let, producing a combined rental income of £19,200 per annum. Based on our assessment of market evidence, we consider the Estimated Rental Value (ERV) to be in the region of £32,000 per annum (exclusive).

A full tenancy schedule is available upon request.



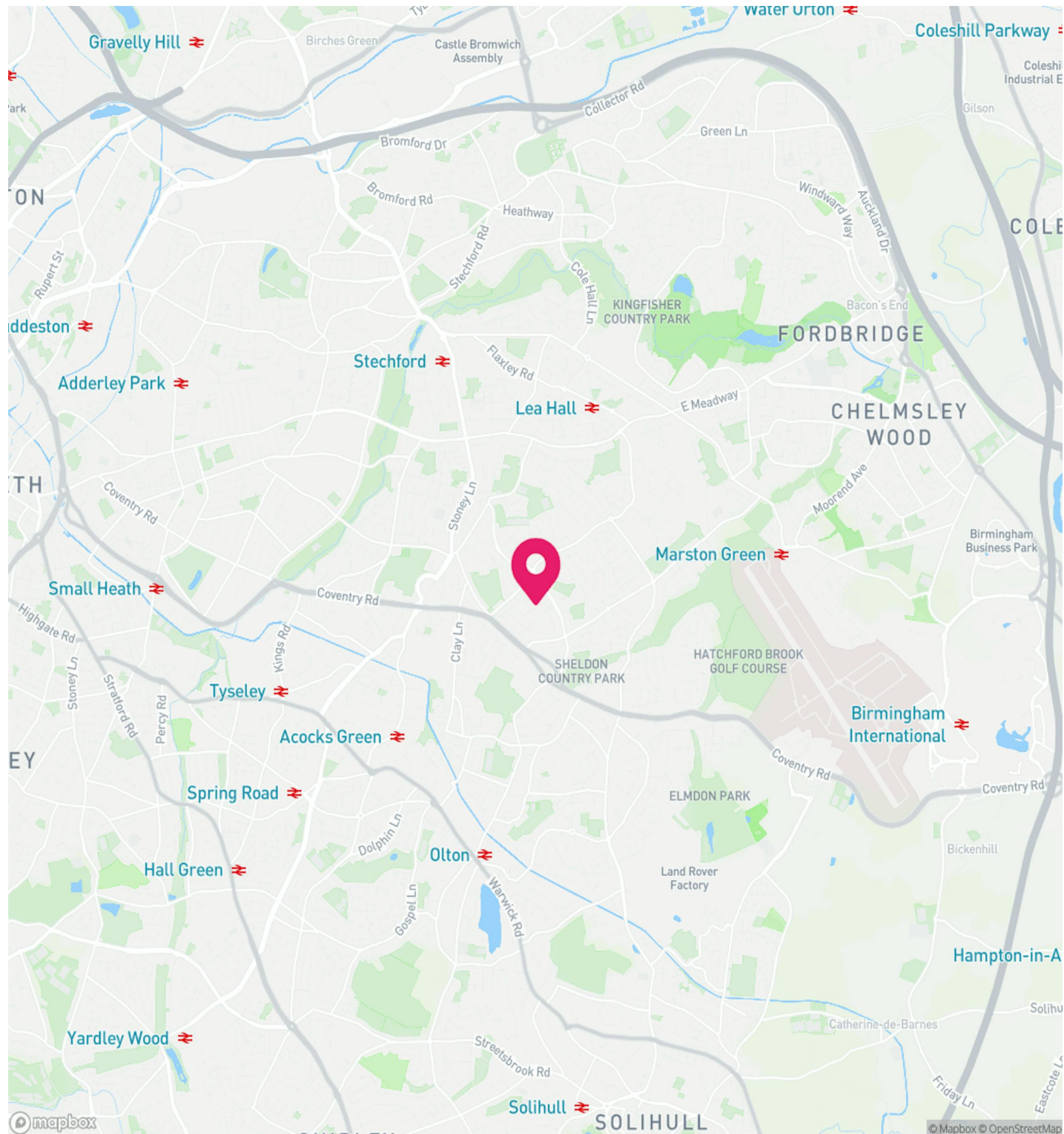


## LOCATION

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The parade is located prominently at the junction of Garretts Green Lane and Barrows Lane in Sheldon, within close proximity of Coventry Road (A45). The A45 provides a direct arterial link between Birmingham city centre (approximately 6 miles to the west), Solihull and Coventry, with regular public transport services operating along the route.

Junction 6 of the M42 located is located approximately 3.5 miles east via Coventry Road (A45), providing access to the national motorway network with also offering access to Birmingham International Airport, Birmingham International Train Station, the NEC and Resorts World.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

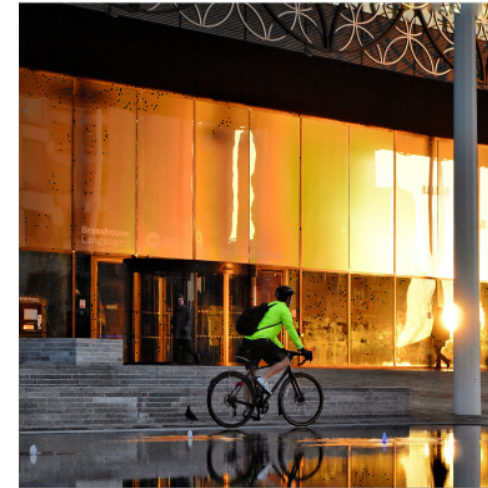
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## SERVICES

We understand that the premises benefit from mains electricity, water and foul drainage.

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

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in excess of £320,000

## 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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