

RETAIL | TO LET

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560 BEARWOOD ROAD, BEARWOOD, BIRMINGHAM, B66 4BS

9,462 SQ FT (879.05 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Two-Storey Retail Premises which is Located Prominently along Bearwood High Street

- NIA 9,462 ft²
- Quoting Rental £60,000 per annum
- Former Peacocks
- Excellent Trading Position
- Open Plan Retail Accommodation
- Rear Loading Bay and Concertina Loading Door



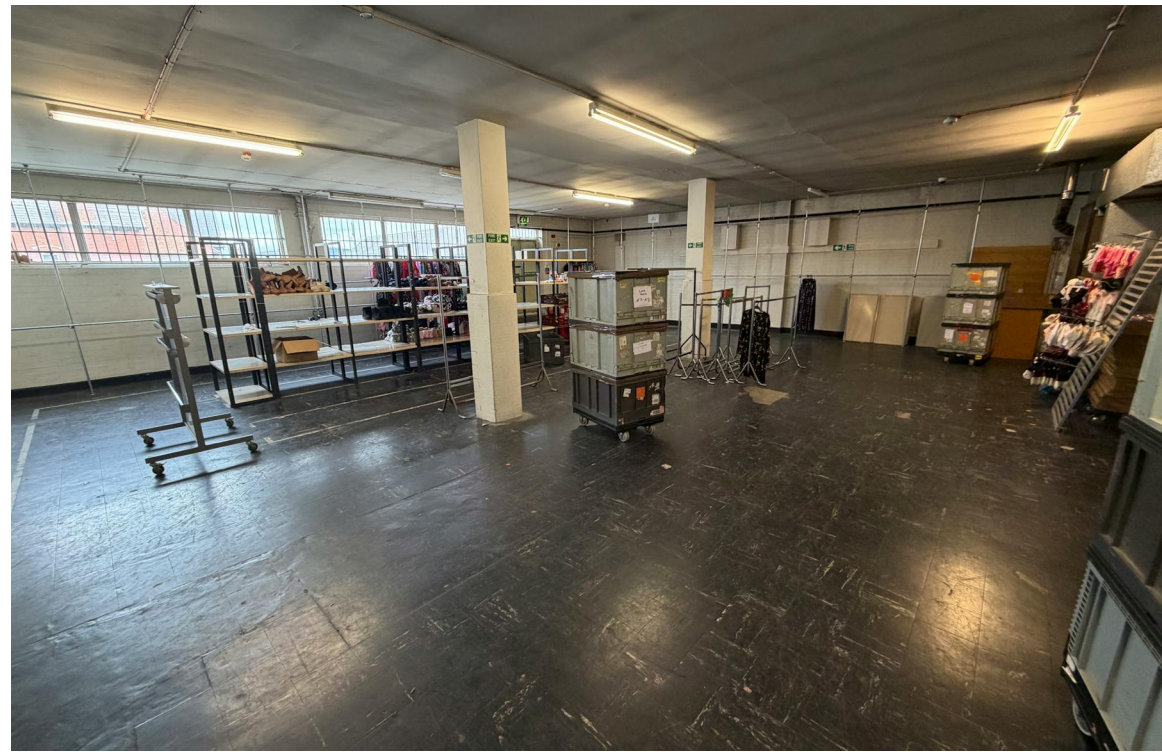
DESCRIPTION

The property comprises a substantial two-storey retail premises occupying a prominent trading position on Bearwood High Street.

The ground floor provides an open-plan retail sales area with glazed frontage, pedestrian access from the high street and roller shutter security. To the rear, the accommodation includes ancillary storage, office space and loading access.

A stairwell provides access to the first floor, which offers predominantly open-plan storage accommodation, together with WC facilities, staff welfare and canteen areas.

The current tenant utilises a conveyor belt lifting machine between floors, which we understand will be left in situ for the benefit of the incoming tenant.



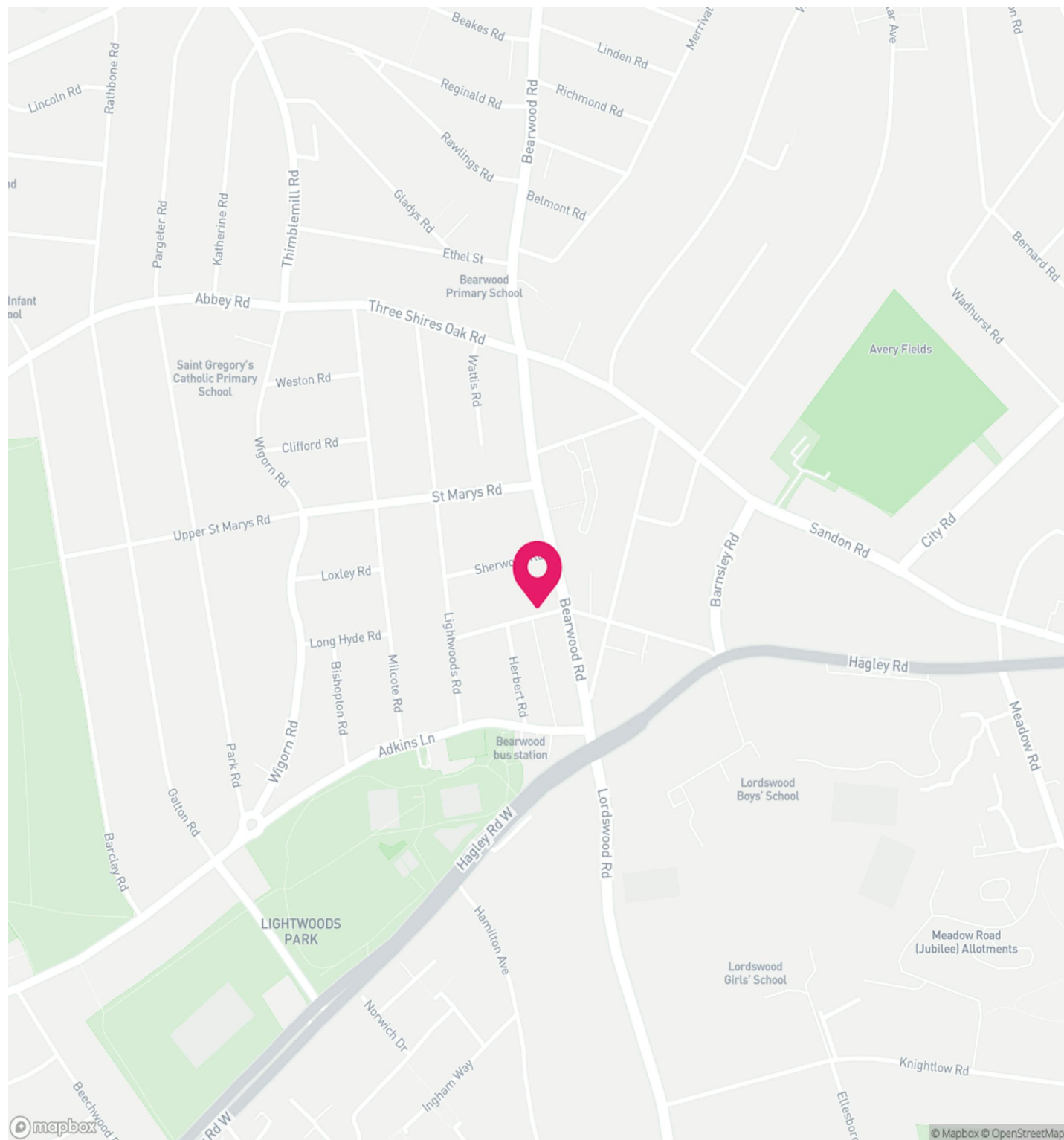
LOCATION

/// INSPECTOR.TOLLS.FUELS

The property occupies a prominent position fronting Bearwood Road, within the established Bearwood district of Smethwick. Bearwood Road forms the main retail and commercial thoroughfare serving the local area, with the property situated close to Bearwood Shopping Centre and nearby occupiers including a mix of national, regional and independent retailers.

The location benefits from strong levels of passing traffic and pedestrian footfall, serving a densely populated residential catchment. Bearwood is well connected to Birmingham city centre, Harborne, Edgbaston, Smethwick and Oldbury, with Hagley Road West located nearby providing direct access towards Birmingham and the wider Black Country.

Public transport links are good, with regular bus services operating along Bearwood Road and Hagley Road West, while Smethwick Rolfe Street railway station is located approximately 2 km away. The surrounding area provides a broad mix of retail, leisure, food and beverage and community uses, making it a well-established and popular suburban centre.



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Retail	4,735	439.90	Available
1st - Ancillary / Stores	4,727	439.15	Available
Total	9,462	879.05	

RATEABLE VALUE

April 2026 RV £60,000

SERVICES

We understand that all mains services are available on or adjacent to the subject premises.

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

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£60,000 per annum

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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