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1539 PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2JH

1,060 SQ FT (98.48 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Retail Premises with Uppers located on  
Pershore Road in Stirchley

- 1,060 ft2 Ground and First Floor
- Quoting Rental £14,000 Per Annum
- Excellent Trading Location
- On street parking located nearby





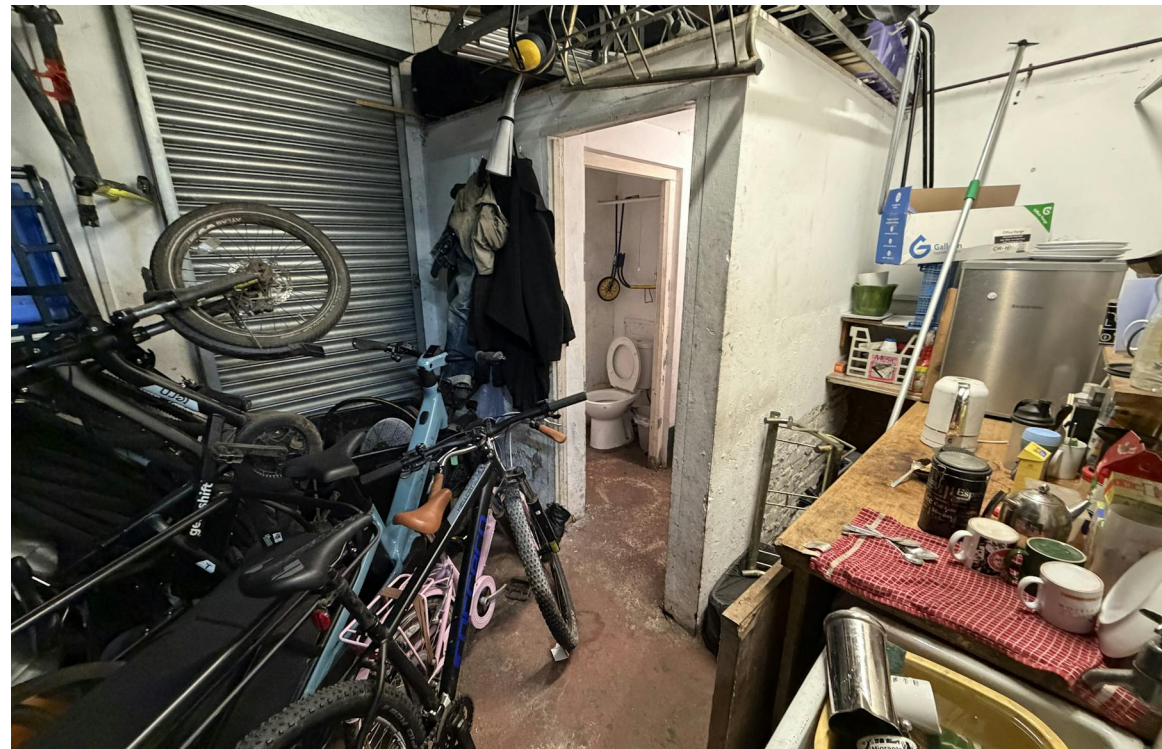
## DESCRIPTION

The property comprises of a two-storey terraced building of traditional masonry construction with pitched tiled roof over.

The ground floor retail premises provides open plan retail accommodation with ancillary storage to the rear, WC and kitchen facilities.

The first floor is accessed via an internal stairwell and provides cellular office / storage areas.

Externally there is vehicle access to the rear via a communal service road.



## LOCATION

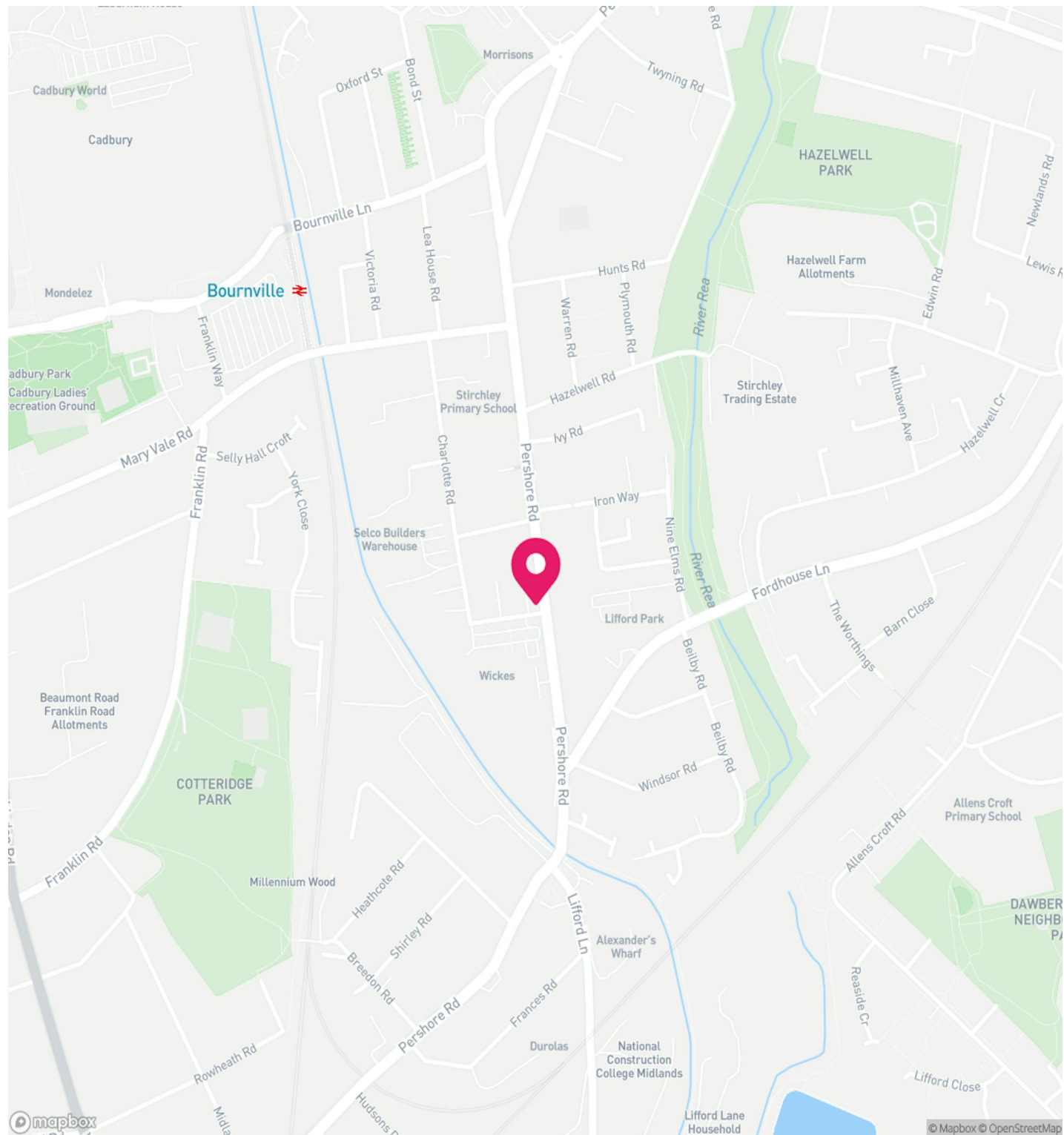
### /// RUBY.BEAMS.BEND

The property is prominently situated fronting Pershore Road, in the Stirchley area of Birmingham, which lies approximately 4 miles south of Birmingham City Centre.

Stirchley is an up-and-coming area which has recently been listed in Time Out Magazine as one of the twelve coolest neighbourhoods in the UK.

The site is close to Stirchley centre with easy access to shops, cafes, and restaurants. It is also within easy walking distance to Pineapple Road railway station, one of the new Camp Hill line railway stations due to open in 2023.

The journey time to the University of Birmingham campus is less than 10 minutes by bike, 15 minutes via a walk and train from Bourneville Station or 20 – 25 minutes' walk directly to campus. There is good access to Birmingham City University (BCU) and Aston University by public transport or cycle.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail and Ancillary Stores	686	63.73	Available
1st - Offices and Stores	374	34.75	Available
<b>Total</b>	<b>1,060</b>	<b>98.48</b>	



## SERVICES

We understand that the premises benefit from all mains services.

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

## RATEABLE VALUE

£8,800. Small business rates exemption applies

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## RENT

£14,000 per annum

## POSSESSION

Available February 2026

## 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



**Scott Rawlings**

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