

RETAIL | TO LET

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1495 PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2JL

800 SQ FT (74.32 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Retail Lock Up Located in a Prominent Position on the Pershore Road, in the Heart of Stirchley

- Prominent Glazed Retail Frontage
- Recently Refurbished
- In the Heart of Birmingham's Most Vibrant Suburb
- Electric Heating
- Toilet Facilities
- Ready for Immediate Occupation
- £15,600 Per Annum
- Electric Shutter



DESCRIPTION

The property comprises a recently refurbished ground floor commercial premises providing well-presented retail, office, or alternative commercial accommodation, subject to the necessary consents. The accommodation benefits from an attractive glazed shop frontage, providing excellent natural light and visibility onto Pershore Road, together with a pedestrian entrance directly from the High Street. Rear access is also available for servicing and goods loading where required.

Internally, the property is arranged predominantly on an open-plan basis, offering flexible accommodation suitable for a variety of occupiers. The specification includes:

- Prominent glazed retail frontage
- Open-plan retail or office accommodation
- Recently refurbished throughout
- Rear servicing/access point
- LED lighting
- Electric heating
- Toilet facilities
- Good ceiling heights
- Abundant natural light
- Power and data points installed

The property offers a bright & modern working environment while retaining the flexibility required for a range of retail, leisure, catering, office, showroom, or professional service uses, subject to the appropriate planning consent.

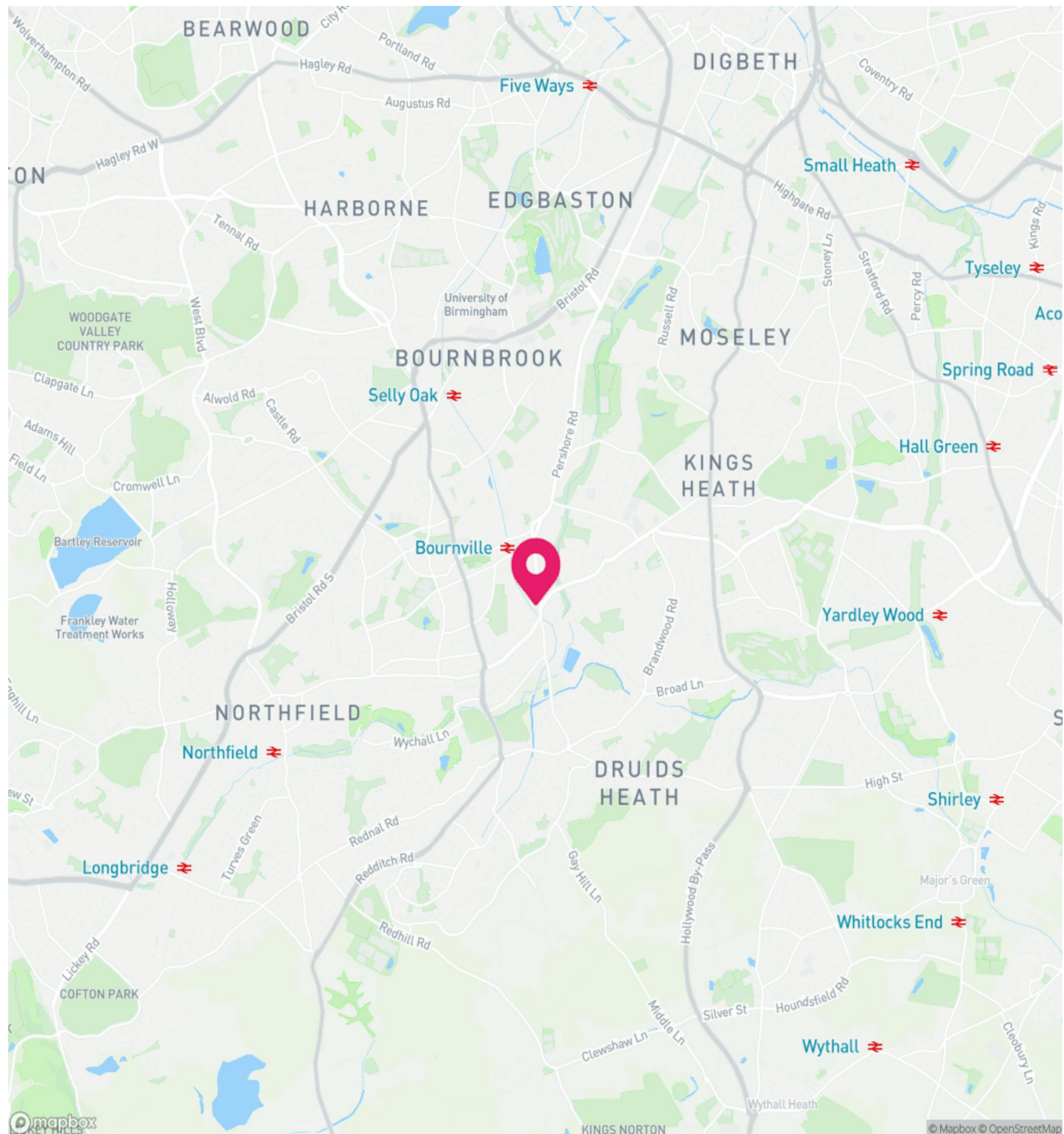


LOCATION

1495 Pershore Road occupies a prominent position within the heart of Stirchley, one of Birmingham's most vibrant & rapidly evolving suburban centres. Situated on the busy Pershore Road (A441), the property benefits from substantial passing vehicular & pedestrian traffic and is surrounded by a diverse mix of independent retailers, cafés, restaurants, professional occupiers & local amenities.

Stirchley has undergone significant regeneration in recent years & has become one of Birmingham's most sought-after commercial locations, attracting a range of independent businesses & national operators alike. The property is located approximately 4 miles south of Birmingham City Centre & benefits from excellent connectivity to the wider West Midlands motorway network via the A441, A38(M), M42 and M5 motorways.

Public transport provision is excellent, with regular bus services operating along Pershore Road & providing direct access to Birmingham City Centre, Selly Oak, Kings Norton and surrounding areas. The property is also within close proximity of Bournville & Kings Norton railway stations, both of which offer regular services into Birmingham New Street & the wider national rail network.



SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

LEASE

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

RENT

£15,600 per annum

EPC

B

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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