



TO LET

962 SQ FT
(89.37 SQ M)

£18,000 PER ANNUM

A high street retail unit, offered with rent free, providing 962sqft of accommodation.

- Three months rent free

- High Street Prominence

- Flexible Terms

- £18,000 per annum



Summary

Available Size	962 sq ft / 89.37 sq m
Rent	£18,000 per annum
Rates Payable	£5.84 per sq ft
EPC	D (77)

The location serves a densely populated residential catchment and benefits from high visibility to local shoppers and commuters.

Description

The property comprises a ground floor retail unit formerly operating as a hot food takeaway (No.1 Pizza), with glazed frontage onto Watford Road. The accommodation provides an open-plan trading area with full height display windows, extraction ducting (not tested), and rear prep/storage space. The unit benefits from prominent signage potential, a return entrance door, and external space suitable for deliveries or refuse storage. Neighbouring occupiers include established local retailers and national delivery platforms operate in the area, making the premises suitable for continued food use or other Class E retail purposes.

Location

The premises are prominently situated at 31 Watford Road, Birmingham, B30 1JB, within the busy retail parade serving the Kings Norton and Cotteridge area. Watford Road is a well-trafficked local thoroughfare linking Pershore Road to Kings Norton Green, with strong passing trade from both vehicles and pedestrians. The immediate vicinity features a mixture of independent retailers, food outlets and service businesses, with nearby public transport links including Kings Norton Railway Station and multiple bus routes.

