

TRADE COUNTER, WAREHOUSE | TO LET

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UNIT 2, REAR OF 179 STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3AU
2,310 SQ FT (214.61 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Trade Counter Warehouse Located in Shirley

- GIA 2,310 ft²
 - Quoting Rental £30,000
 - Trade Counter Location
 - Forecourt Parking
 - Excellent Central Location in Shirley
 - Landlord to install a new insulated steel-profile roof
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DESCRIPTION

The property comprises an end-terraced warehouse of steel portal frame construction, surmounted by a pitched roof incorporating translucent roof lights.

The premises benefit from a glazed frontage with pedestrian access door, together with a roller shutter security door. The accommodation includes kitchen and WC facilities, trade counter with open-span warehousing to the rear.

Additional features include a roller shutter level-loading door and dedicated forecourt parking.

The landlord is installing a new insulated, profile-clad roof upon completion of a new lease.

*Please note: The internal photos are of unit 4, which has recently been let.



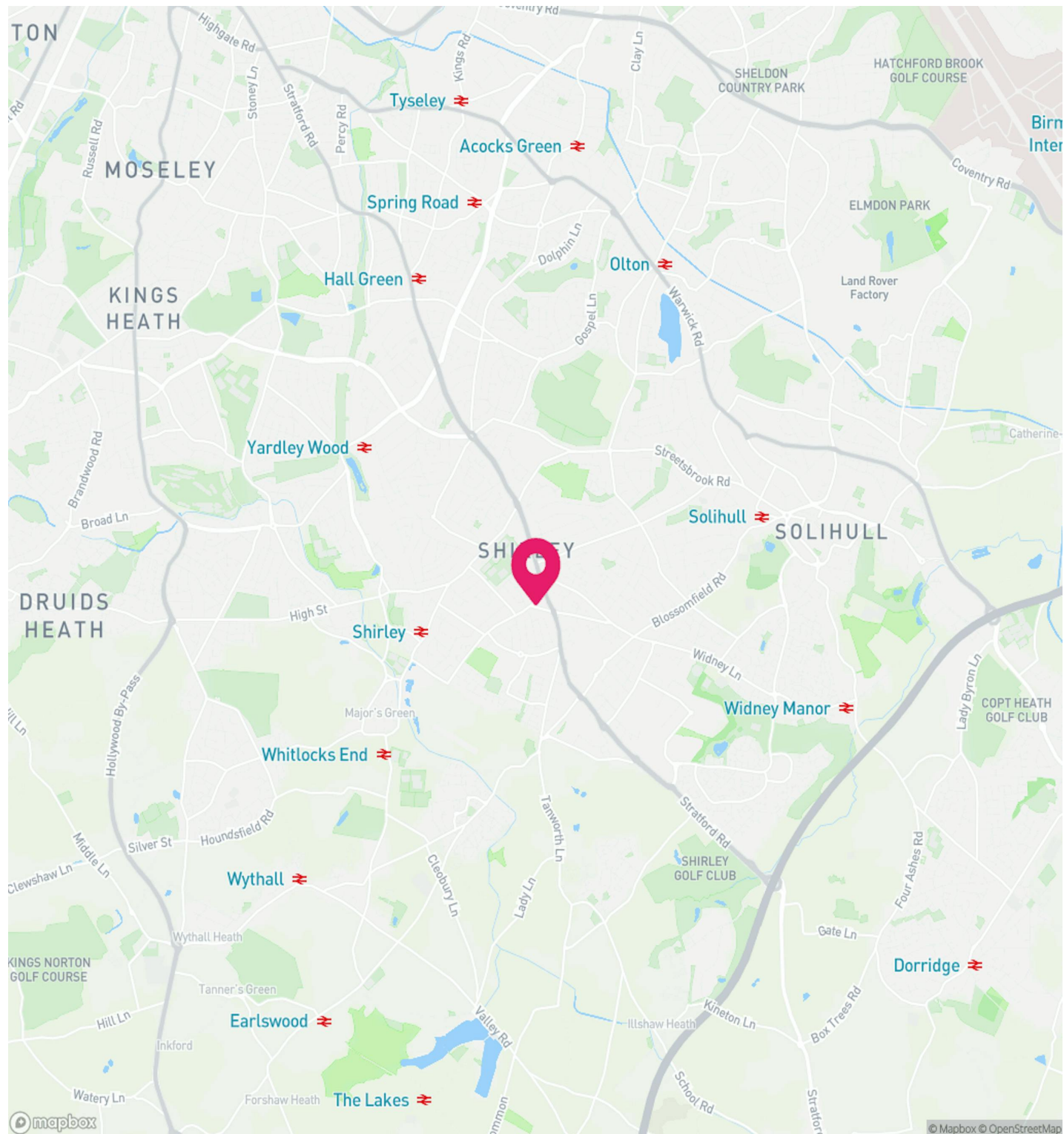
LOCATION

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The property is located to the rear of Stratford Road, in the Shirley area and is accessed via a service road. It is flanked by well-established businesses such as Bop Shop and Rexel UK.

The immediate location is a busy retail centre with lots of footfall with local and national retailers represented including Costa, Nandos and Santander.

The building is located to the rear of the main retail parade via a service road which runs between Stratford Road and Stanway Road.



SERVICES

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

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

RATEABLE VALUE

£14,500

LEASE

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

RENT

£30,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

D (82)

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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