

RETAIL, TRADE COUNTER, WAREHOUSE | TO LET / FOR SALE

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2335 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3PG

1,219 SQ FT (113.25 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Retail Premises with Return Frontage Along
Coventry Road, Secure Yard and Forecourt
Parking.

- Quoting Rental £18,500 PA
- 1,219 ft²
- Return Frontage and Excellent Position along Coventry Road
- Access from Coventry Road and Wells Road
- Secure Yard with Vehicular Access



DESCRIPTION

The property comprises an end-terrace building of traditional masonry construction, surmounted by a pitched tiled roof, and occupies a prominent position fronting Coventry Road.

The ground floor, formerly used as a tyre bay, provides open-plan retail accommodation incorporating a two-storey vaulted section for the use of vehicle ramp. The first floor is accessed via an internal staircase and offers ancillary accommodation including kitchen facilities, WC, and storage areas.

Externally, the property benefits from forecourt parking for approximately four vehicles. To the rear, there is a secure tarmac-surfaced yard, which is accessible directly from the retail area and also benefits from separate vehicular access via Wells Green Road.

* Please note the equipment and chattels will be removed with vacant possession being provided.

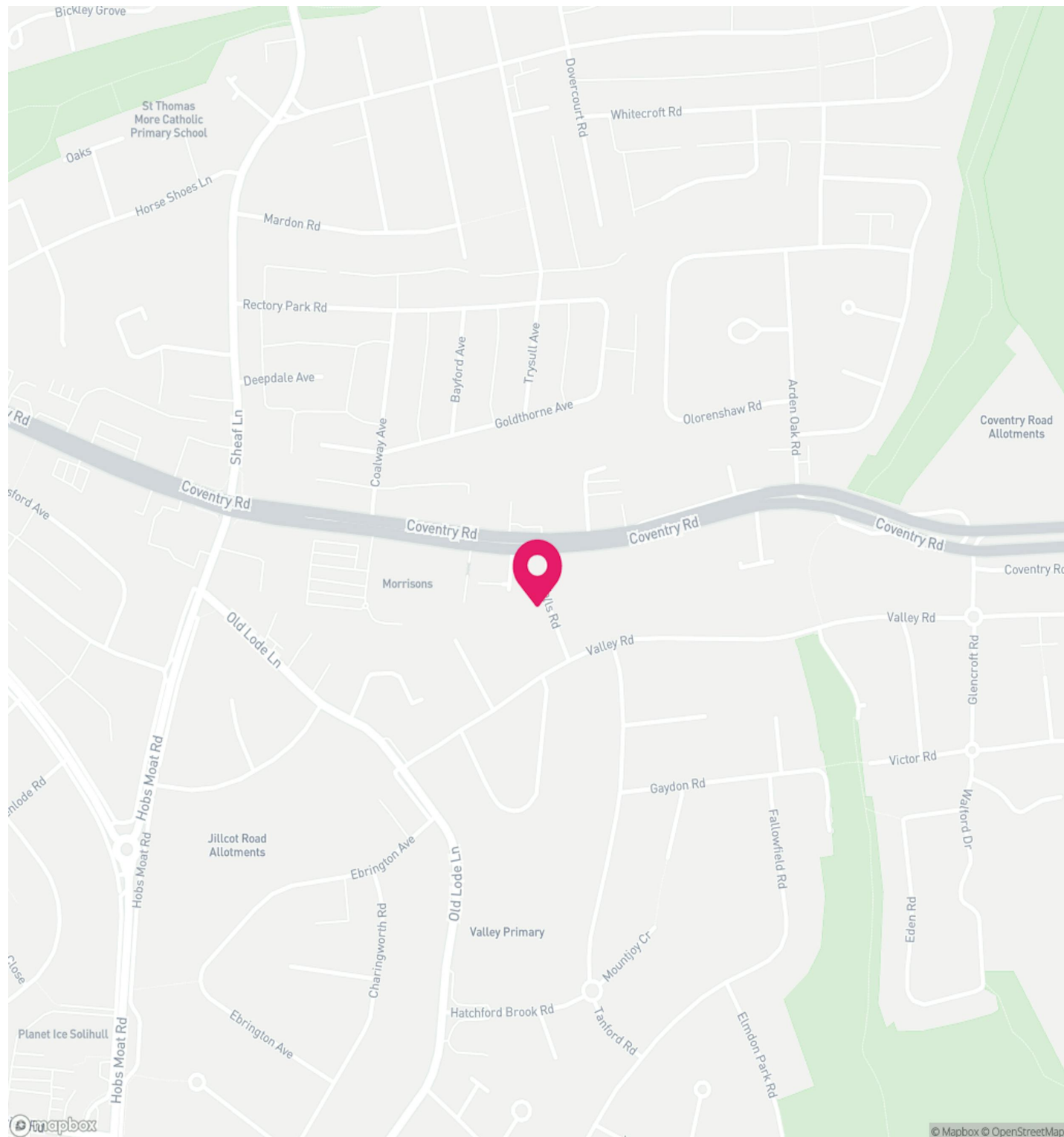


LOCATION

/// BOUND.PACE.ATOMIC

The property is prominently situated on Coventry Road (A45), a major arterial route linking Birmingham City Centre with Birmingham Airport and the M42 Motorway. The location offers excellent connectivity, lying approximately 2 miles from Birmingham Airport and the National Exhibition Centre (NEC), with Junction 6 of the M42 also within close proximity.

Solihull Town Centre is situated around 4 miles to the south, while Birmingham City Centre is approximately 8 miles to the west. The area benefits from strong transport links, making it well positioned for access to regional and national road networks, as well as nearby rail and air connections via Birmingham International.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	829	77.02	Available
1st - Stores / Ancillary	390	36.23	Available
Total	1,219	113.25	

TERMS

The property is available by way of a sub-lease expiring on 9th April 2033 at an opening rental of £18,500 per annum.

The vendor may also give consideration to the disposal of the freehold.

RATEABLE VALUE

£11,000. Small Business Rates Exemption - subject to tenant qualification

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

Sublease

RENT

£18,500 per annum

POSSESSION

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

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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