

69 Thornbridge Avenue

Birmingham, B42 2PW

SHEPHERD
COMMERCIAL



TO LET / FOR SALE

714 SQ FT
(66.33 SQ M)

£12,000 PER ANNUM
OFFERS IN THE REGION OF £145,000

Ground floor retail/office
unit with parking,
kitchenette and WC.
Approx. 714 sq ft.

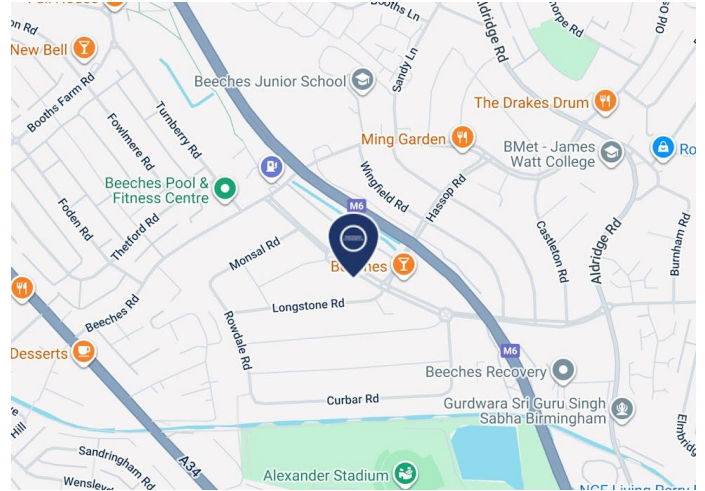
- Located within an established neighbourhood parade
- 714 sq ft (66.3 sq m) retail/office accommodation
- Double fronted display window
- Kitchenette and WC facilities
- Off-road parking and rear access
- Good access to A34, M6 and Birmingham City Centre

01564 778890
www.shepcom.com

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Summary

Available Size	714 sq ft / 66.33 sq m
Rent	£12,000 per annum
Price	Offers in the region of £145,000
EPC	D (85)

Description

The property comprises a ground floor retail/office unit forming part of a two-storey brick-built terrace. The premises benefit from a double fronted display window with a central pedestrian entrance, providing good natural light to the main open-plan area.

To the rear, there is a kitchenette, WC and ancillary storage space with access to an enclosed rear yard area. The property also features a fire alarm system, suspended ceiling with recessed lighting, and wall-mounted electric heating.

Off-road parking is available directly in front of the property, together with gated rear access suitable for loading or additional parking.

Location

Thornbridge Avenue is situated in the Perry Barr district of Birmingham, approximately 4 miles north of the city centre. The area is well connected via Walsall Road (A34), providing direct access to Birmingham City Centre and Junction 7 of the M6 motorway. The surrounding area comprises a mix of residential housing and local retail parades, supporting a strong local customer base.

Situation

The premises occupy a prominent mid-parade position within an established neighbourhood retail parade on Thornbridge Avenue, serving the surrounding residential catchment.

Nearby occupiers include a range of local convenience stores, salons and takeaway outlets. The property benefits from good visibility, regular passing trade and on-street customer parking immediately to the front, with additional access available to the rear.

Tenure

The property is held freehold, subject to a long leasehold interest on the first floor residential accommodation.

The ground floor retail/office unit is available freehold with vacant possession, or alternatively to let on a new lease, with terms to be agreed.

Rateable Value

Rateable Value: £6,800

Qualifying occupiers may benefit from Small Business Rate Relief and should verify this information with Birmingham City Council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction

Utilities

We understand that the property benefits from mains electricity, water and drainage. Heating is provided via wall-mounted electric units. Interested parties are advised to make their own enquiries to the relevant utility providers to verify suitability for their intended use.

Viewings

Strictly by appointment only with Shepherd Commercial.



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