

RETAIL | TO LET / FOR SALE

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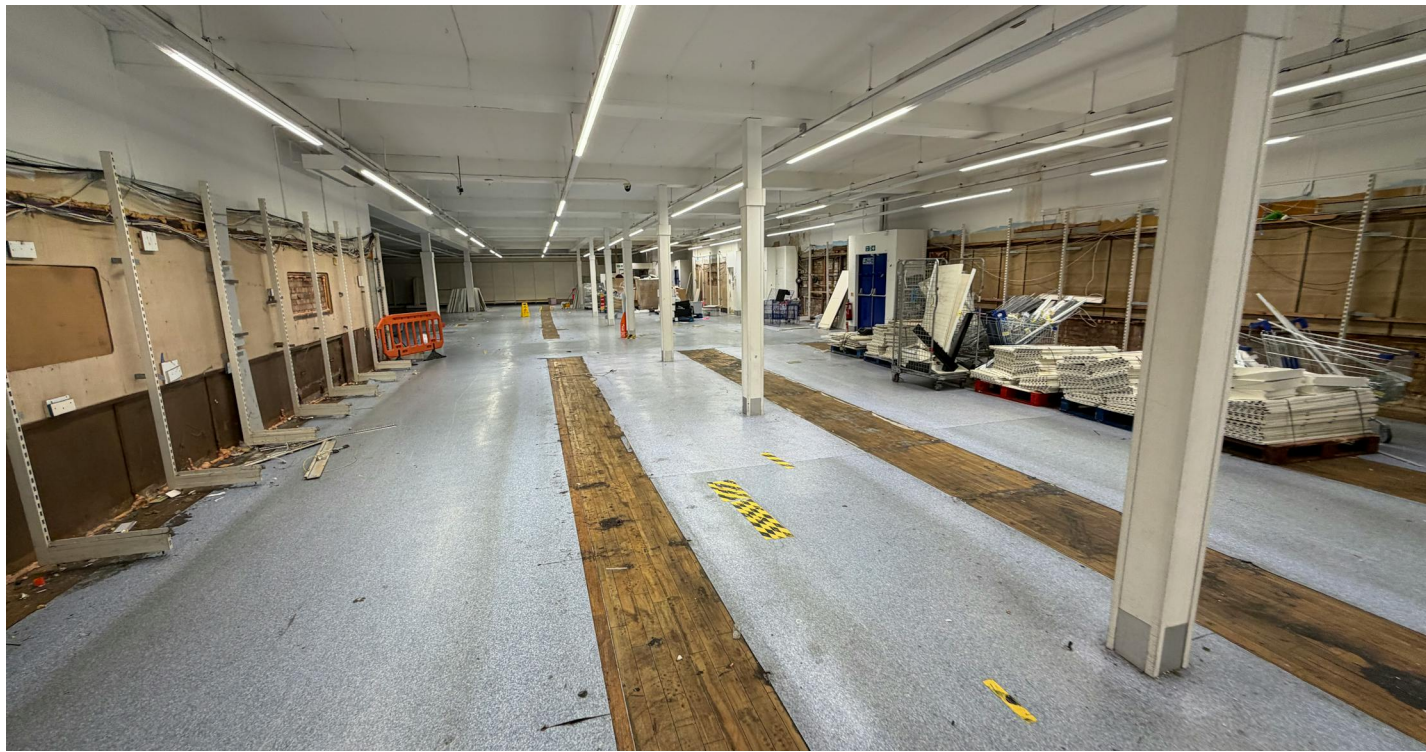
153-157 HIGH STREET, ERDINGTON, BIRMINGHAM, B23 6SY

21,381 SQ FT (1,986.36 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Substantial Two-Storey Retail Premises  
Situated on Erdington High Street, Currently Let  
to B&M Retail Limited.

- GIA 21,381 ft<sup>2</sup>
- Quoting Rental: Upon application
- Freehold: Offers in the Region of £1.25M
- Building is Fully Let to B&M Retail Limited at a Passing Rental of £112,500 which Expires 27th December 2027
- The Building is Let on FRI terms with no Schedule of Condition
- Available Freehold or Leasehold - Subject to Negotiation
- Redevelopment Potential
- May Suit Alternative Uses Such as Leisure, Education or Religious Purposes



## DESCRIPTION

The property comprises a large-format retail premises occupying a prominent corner position fronting Erdington High Street, with return frontage to Barnabas Road.

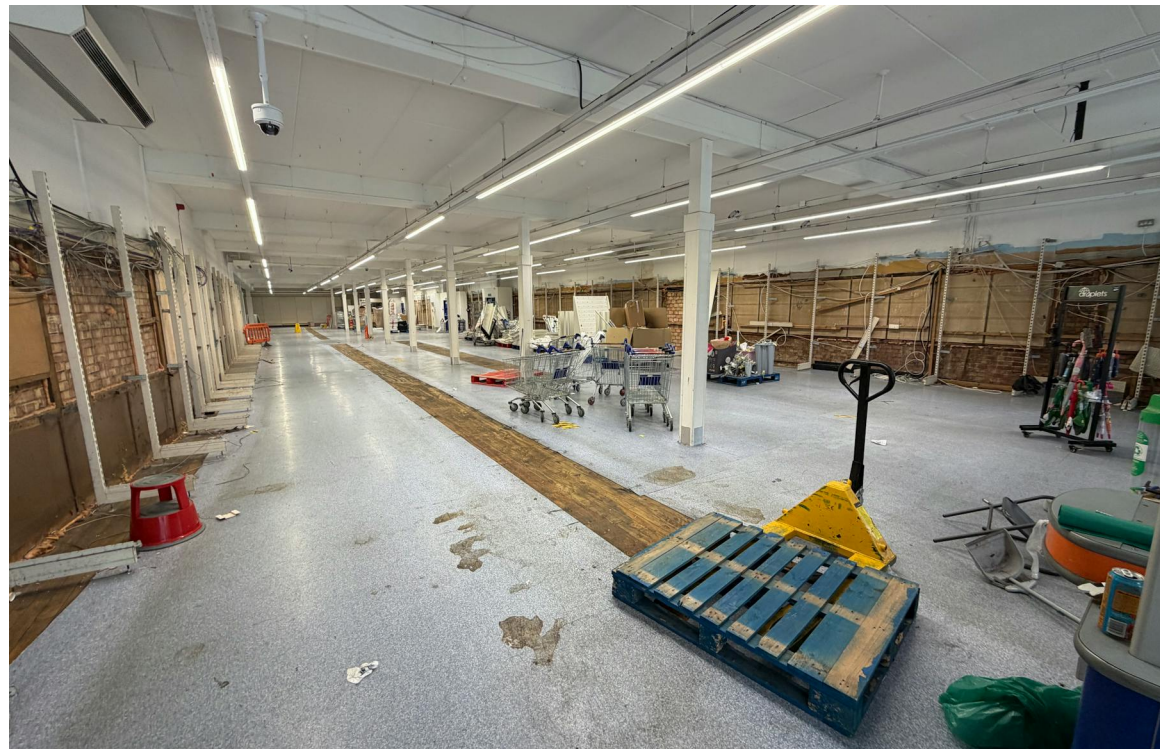
The building is of traditional masonry construction and is arranged over ground and first floor levels, with flat felted roof coverings above. The accommodation was formerly occupied by B&M Bargains and provides a substantial open-plan retail sales area at ground floor level, together with ancillary WC facilities.

Access to the first floor is provided via an internal stairwell and goods lift. The first floor provides further ancillary accommodation, including storage, office and welfare facilities.

The property benefits from a glazed retail frontage to Erdington High Street, together with roller shutter doors to both the front and corner elevations. The flank elevation fronting Barnabas Road benefits from windows extending along the majority of the elevation, providing good levels of natural light, together with two concertina loading doors and three pedestrian exits.

The property may offer future potential for redevelopment, alternative use or sub-division into multiple retail units, particularly along the Barnabas Road frontage, subject to obtaining all necessary statutory consents.

The property is currently let in its entirety on full repairing and insuring terms to B&M Retail Limited at a passing rent of £112,500 per annum, with the lease expiring in December 2027.



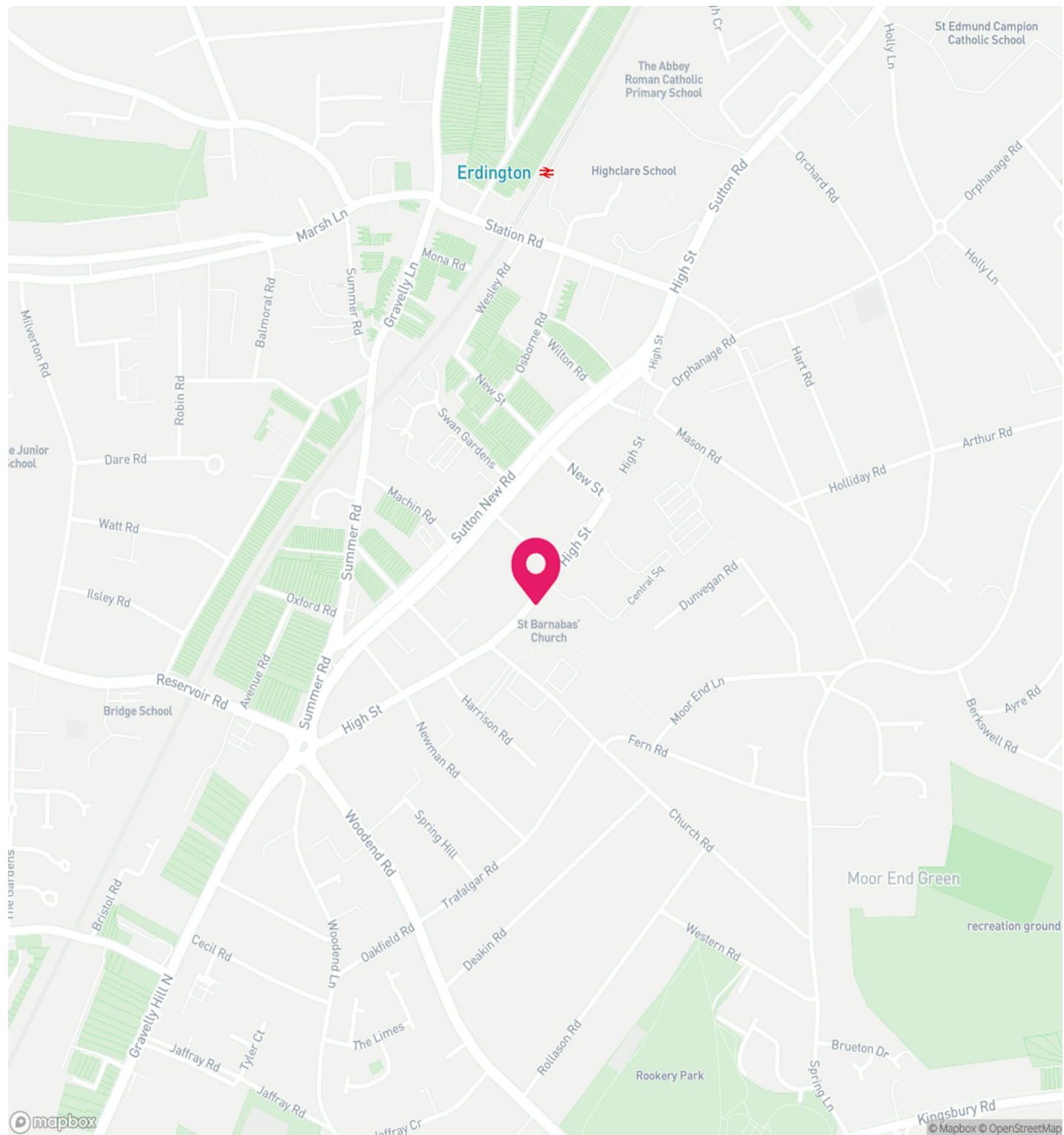
## LOCATION

/// MOVE.SLAM.S.ANIMAL

The property occupies a prominent position fronting High Street, Erdington, with return frontage to Barnabas Road, providing excellent visibility to both pedestrian and vehicular traffic.

Erdington is a well-established suburban centre located approximately 5 miles north-east of Birmingham city centre. The area benefits from strong local amenities, regular public transport links and a busy retail environment, with nearby occupiers including a mix of national retailers, independent businesses, food and beverage operators and professional service providers.

High Street forms the main retail pitch within Erdington and benefits from good levels of footfall, supported by the surrounding residential population and nearby public transport connections. Erdington Railway Station is located within walking distance, providing regular services into Birmingham city centre, while the A38 provides convenient road access to the wider Birmingham conurbation and motorway network.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	10,610	985.70	Let
1st - Stores / Offices	10,771	1,000.66	Let
<b>Total</b>	<b>21,381</b>	<b>1,986.36</b>	

## TENANCY

The property is let in its entirety to B&M Retail Limited on fully repairing and insuring terms, at a passing rental of £112,500 per annum expiring December 2027.

## TENANT

B&M Retail Limited is a large, listed FTSE 250 company with revenue of £5,775M and operating profit of £374M as of March 2026.

## DILAPIDATIONS

The tenant has occupied the building since 2012 on fully repairing and insuring terms with no schedule of condition. A terminal schedule of dilapidations is currently being prepared by specialist surveyors following an inspection carried out in May 2026.

This is expected to represent a significant financial settlement to the incoming owner at lease expiry.

## SHARE SALE AGREEMENT

The property is owned within a single asset vehicle and would therefore qualify as a share sale which could offer a substantial SDLT saving to the purchaser.

## RATEABLE VALUE

£118,000

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

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

## PRICE

Offers in the region of £1,250,000

## 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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