

RETAIL, TRADE COUNTER | TO LET

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LION GARAGE, PORTWAY, BIRMINGHAM, B48 7JA

5,870 SQ FT (545.34 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Prominent Roadside / Showroom Premises  
Adjacent to the A435 and J3 of M42

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- Prominent Showroom Premises
  - Extensive Glazing Providing Excellent Natural Light
  - Flexible, Predominantly Open-Plan Sales Area
  - Side Roller-Shutter Loading Access
  - Rear Ancillary and Mezzanine Storage
  - Good Allocated Parking and Immediate Access to Junction 3 of the M42
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## DESCRIPTION

The property comprises a prominent ground-floor showroom offering extensive glazed frontage, providing excellent natural light and strong visibility from the adjoining road.

Internally, the principal showroom is predominantly open plan, creating a flexible sales and display area capable of accommodating a variety of occupiers and configurations. Ancillary storage accommodation is provided towards the rear, together with a useful mezzanine storage area accessed via an internal staircase.

Loading and servicing are available by way of a roller-shutter door positioned to the side of the building. Externally, the premises benefit from good allocated car parking, convenient customer access and a prominent frontage offering excellent signage and branding potential.



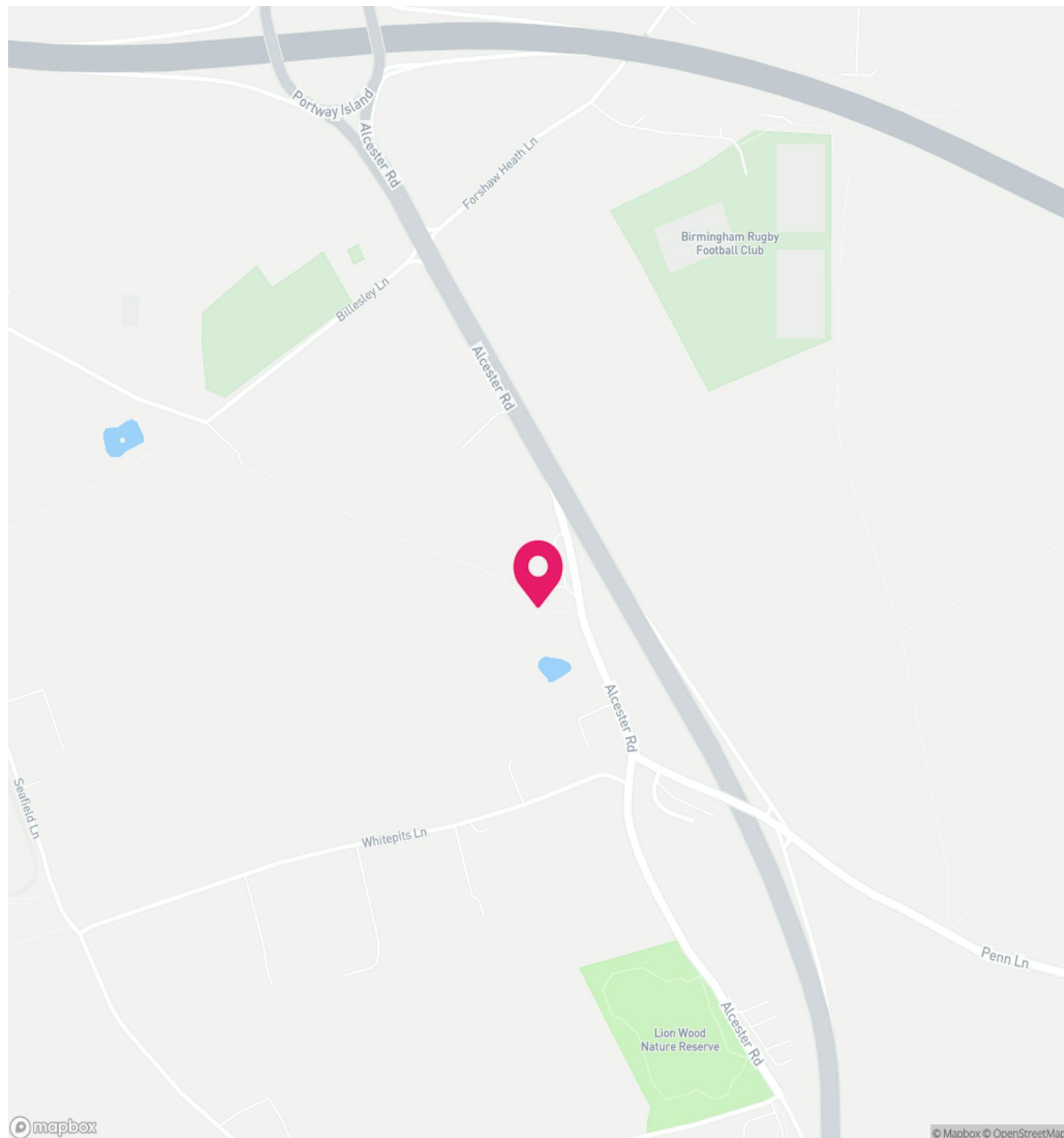
## LOCATION

Lion Garage occupies a prominent roadside position in Portway, fronting Old Alcester Road and immediately adjacent to the A435.

The property benefits from excellent regional connectivity, with Junction 3 of the M42 approximately one minute away, providing convenient access to the wider Midlands motorway network, including the M40, M5 and M6. Redditch is approximately 6 miles to the south, with Birmingham city centre around 13 miles to the north.

The surrounding commercial centres of Solihull, Bromsgrove, Shirley and Studley are also readily accessible. Earlswood railway station is approximately 1.2 miles away, providing connections towards Birmingham and Stratford-upon-Avon.

The property's prominent frontage and accessibility make it well suited to showroom, trade counter or other commercial uses, subject to planning.





## SERVICES

We understand that the property has access to all mains services.

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

## RATEABLE VALUE

£33,750. Based on April 2026 Valuation

## 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.

## RENT

£38,000 per annum with length and terms to be agreed.

## 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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