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65 WATERLOO ROAD, SMETHWICK, B66 4JS

476 SQ FT (44.22 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Lock-Up Retail Shop in Established Retail Area

- £10,000 per annum exclusive
 - Approximate Net Internal Area: 470 sq ft (43.7 sq m)
 - Use Class E
 - Small Business Rates Relief
 - Established Retail Area
 - Electric Roller Shutter
 - Laminate Flooring
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DESCRIPTION

A well-presented ground floor lock-up commercial unit extending to approximately 470 sq ft (43.7 sq m), occupying a prominent position on the established Waterloo Road, Smethwick.

The accommodation provides an open-plan retail/office area finished to a good specification, benefiting from an electric roller shutter, modern lighting, laminate flooring, and emulsion-coated walls, creating an attractive and versatile workspace suitable for immediate occupation.

The premises fall within Use Class E, offering flexibility for a broad range of commercial occupiers, including retail, office, professional services, medical, financial, and other business uses (subject to any necessary statutory consents).

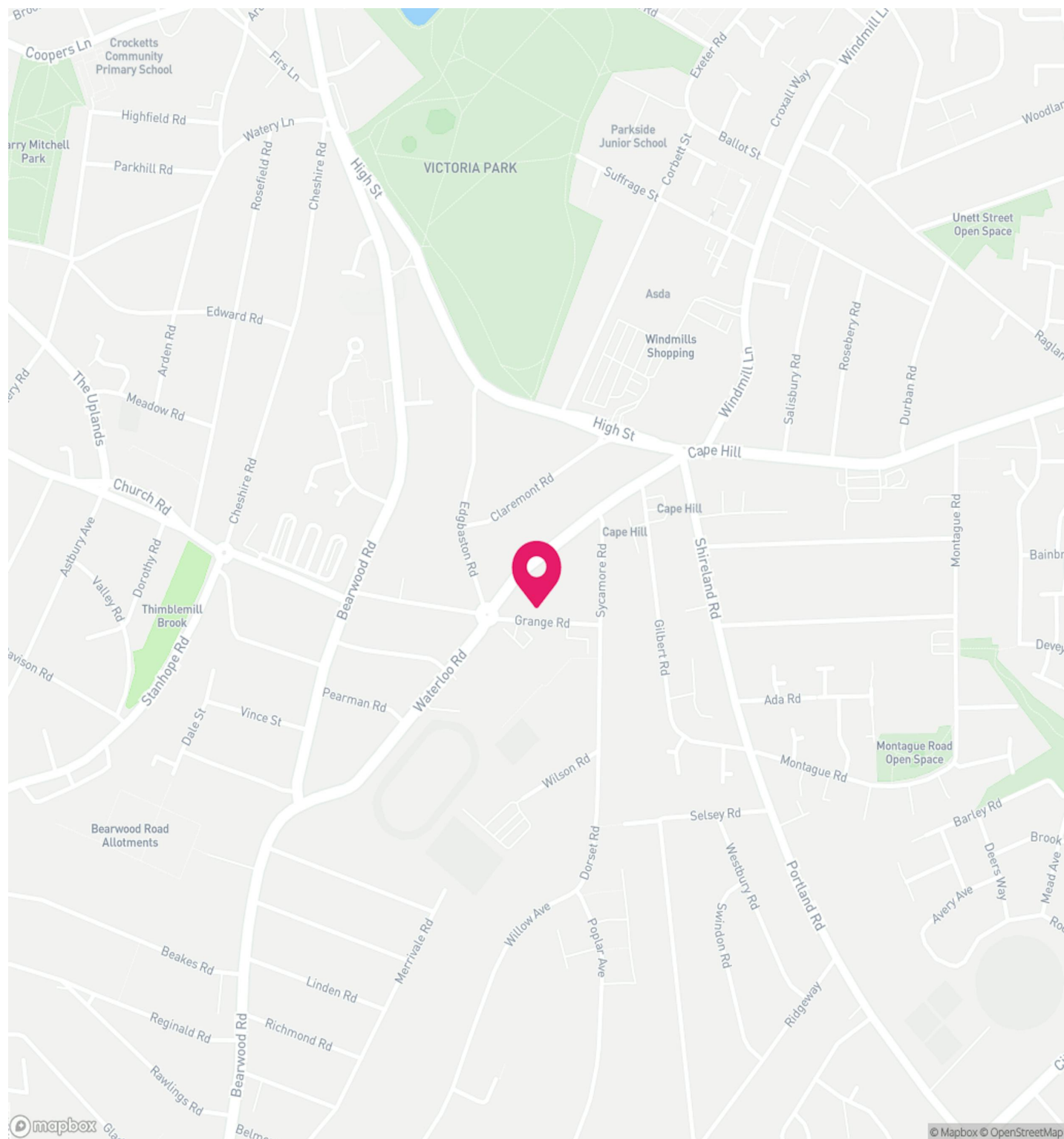
Situated within a well-established commercial parade, the property enjoys good levels of passing traffic and convenient access to the surrounding road network, making it an excellent opportunity for both established businesses and start-up enterprises seeking prominently positioned accommodation.

LOCATION

The property occupies a prominent position on Waterloo Road, Smethwick, within an established commercial and residential area. The immediate vicinity comprises a mix of independent retailers, convenience stores, cafés, professional services, and other local businesses, generating regular pedestrian and vehicular footfall.

The property benefits from excellent transport links, with convenient access to the A41 Soho Road, A4030 Hagley Road West, and Birmingham City Centre, approximately 4 miles to the east. Junctions 1 and 2 of the M5 Motorway are both within easy reach, providing connectivity to the wider Midlands motorway network.

Public transport is well catered for, with regular bus services operating along Waterloo Road and surrounding routes, whilst Smethwick Rolfe Street and Smethwick Galton Bridge railway stations are located nearby, offering direct services to Birmingham, Wolverhampton, and the wider West Midlands.



SERVICES

We understand that the building benefits from all mains services, which are connected on or adjacent to the property.

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

BUSINESS RATES

RV - £4,300

The premises is eligible for small business rates relief, subject to tenants qualification

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

£10,000 per annum

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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