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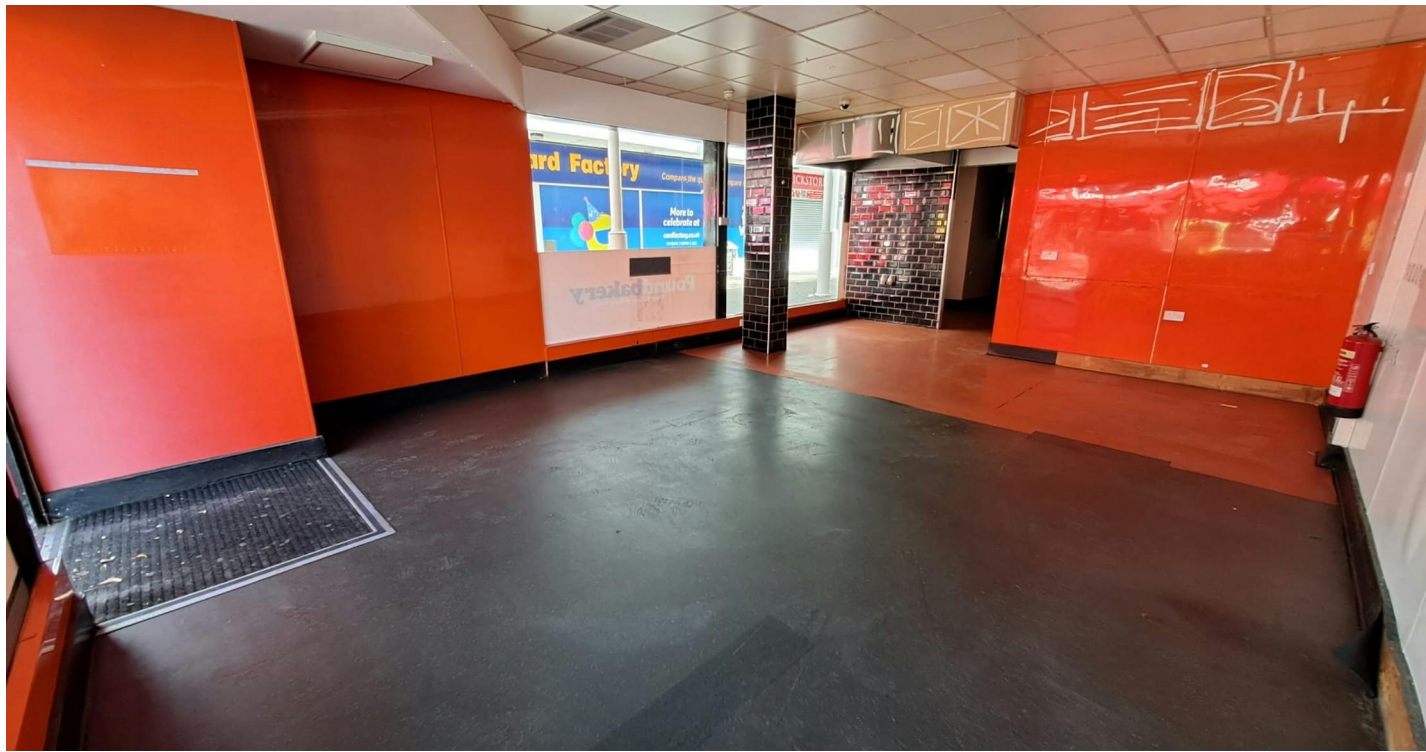
138A HIGH STREET, ERDINGTON, BIRMINGHAM, B23 6RS

710 SQ FT (65.96 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Lock-Up Retail Unit fronting High Street

- Prime High Street Frontage
 - Nearby Occupiers include: Specsavers, Holland & Barrett, Card Factory
 - Previously Occupied by Pound Bakery
 - Forms part of Central Square Shopping Centre
 - Electric Roller Shutter
 - Glazed Shopfront
 - Suitable for a variety of uses (Class E)
 - Excellent Transport Connectivity and Local Amenities
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DESCRIPTION

This well-presented ground floor retail unit occupies a prominent position fronting Erdington High Street, forming part of the popular Central Square Shopping Centre in Birmingham.

The unit benefits from a fully glazed façade, providing excellent visibility, complemented by a secure electric roller shutter. Formerly occupied by Pound Bakery, internally the space benefits from a suspended ceiling with inset LED lighting and 3-phase electricity, making it ideal for a wide range of retail uses under Class E planning consent.

Surrounded by a mix of national and independent retailers, the property enjoys strong footfall and easy access to local amenities and public transport links. Notable nearby occupiers include Specsavers, Card Factory and Holland & Barrett.



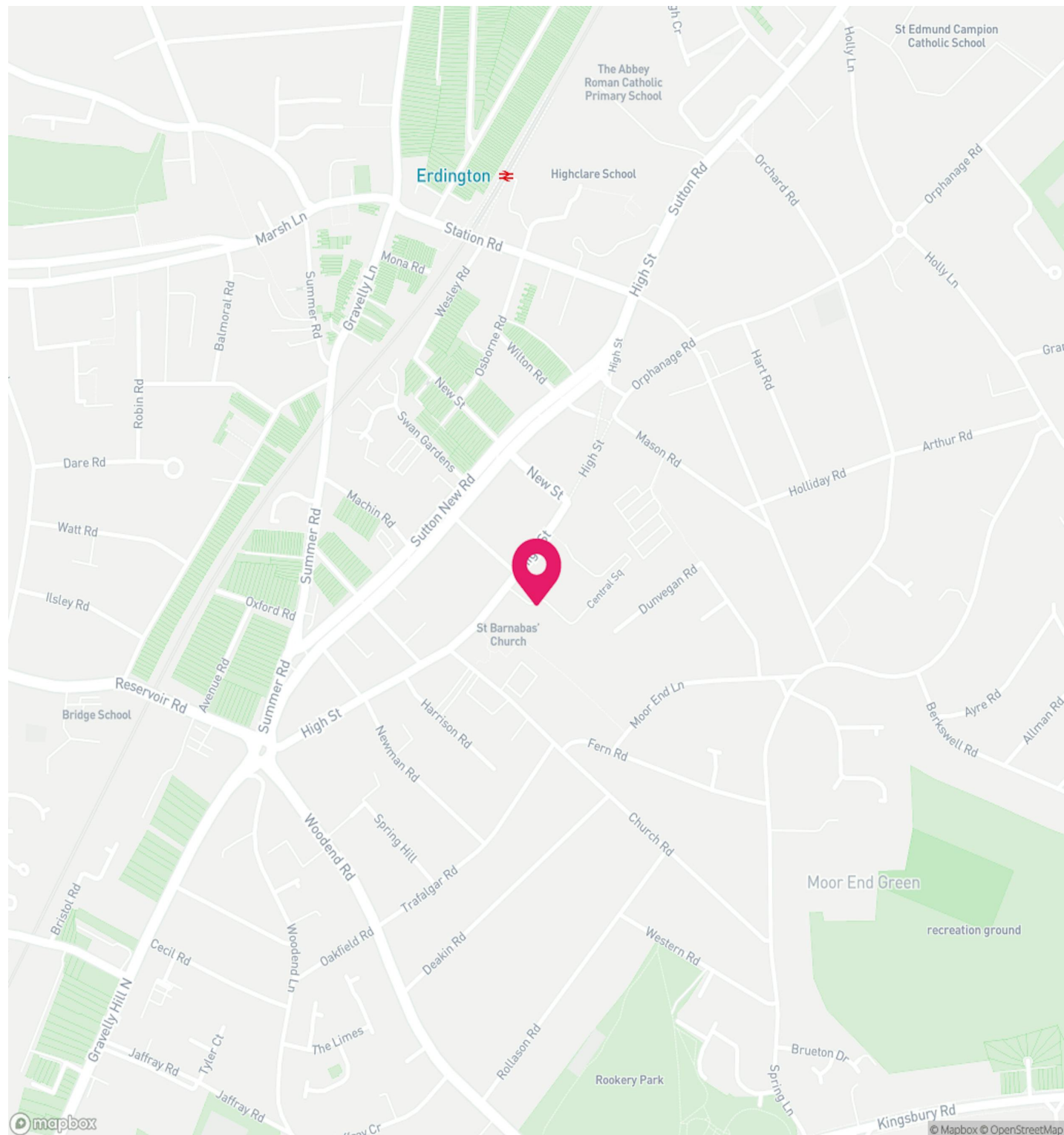
LOCATION

The unit is prominently positioned within Central Square Shopping Centre, fronting Erdington High Street, a busy and well-established retail destination serving the local community. The High Street benefits from strong footfall, anchored by a mix of national retailers, independent shops, and essential local services.

Situated in the heart of Erdington, the property enjoys excellent connectivity and a vibrant trading environment. Erdington is a popular residential and commercial suburb located approximately 5 miles north-east of Birmingham City Centre, offering convenient access to a wide customer base from both the local population and surrounding areas.

The location is well-served by public transport, with Erdington Railway Station just a short walk away, providing regular direct services to Birmingham New Street in under 15 minutes. Multiple bus routes also operate along the High Street, offering frequent connections to neighbouring districts and the wider Birmingham area.

Nearby amenities include supermarkets, cafes, banks, and a range of high street retailers, all contributing to the area's strong appeal for shoppers and businesses alike. The shopping centre itself offers ample on-site parking, further enhancing accessibility for customers.





TERMS

The property is available to let on a new lease for a term of years to be agreed based on offers in excess of £17,500 per annum exclusive.

RATEABLE VALUE

RV: £13,500

We understand the premises qualifies for small business rates relief, subject to tenants eligibility.

VAT

All figures are quoted exclusive of VAT, which we understand is payable on all charges under the lease.

LEGAL COSTS

All parties are to bear their own legal and surveyor's costs incurred in the transaction.

SERVICES

We understand mains water, electric and drainage services are connected to the premises.

We recommend all interested parties to make their own enquiries.

EPC

Available upon request.

SERVICE CHARGE

£2,739.62 per annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£17,500 per annum

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

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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