



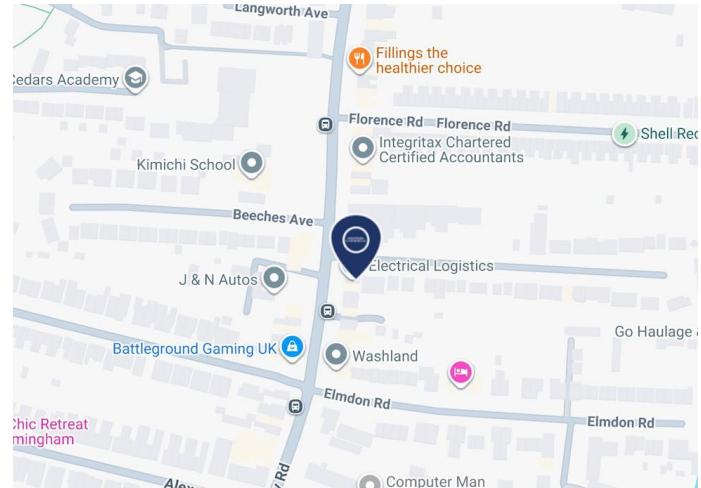
TO LET

**715 SQ FT
(66.43 SQ M)**

£9,500 PER ANNUM

Prominent ground floor lock-up shop in Acocks Green with parking, flexible lease terms.

- Prominent main road location in Acocks Green
- Established mixed retail and commercial area
- Parking available on front forecourt
- Gas central heating and fluorescent lighting



Summary

Available Size	715 sq ft / 66.43 sq m
Rent	£9,500 per annum
EPC	C (66)

Description

The premises comprise the ground floor of a two-storey, mid-terraced brick building beneath a pitched tiled roof, set back from the road behind a tarmac forecourt providing parking.

The frontage features a large timber-framed plate glass display window with an entrance door to the left-hand side. Internally, the accommodation includes a front sales area, rear kitchen, WC and shower room, and a rear office.

The floors are of suspended timber construction to the front and solid to the rear. Lighting is provided by fluorescent fittings, and heating is via gas-fired central heating radiators.

Location

The property is situated in a well-established mixed retail and commercial parade fronting Yardley Road, within the Acocks Green district of Birmingham. The area benefits from a strong residential catchment and excellent local amenities.

Yardley Road connects the A45 Coventry Road to the north with the A41 Warwick Road to the south, providing convenient access to Birmingham City Centre and surrounding suburbs.

Terms

The premises are available by way of a new lease on terms to be agreed, incorporating three-yearly rent reviews. The lease will be on an internal repairing and insuring basis, with upkeep of the shop front. The landlord will insure and recharge the tenant 50% of the total premium.

Rateable Value

Rateable Value is £5,700

Services

We understand that all mains services are connected to the property.

VAT

All figures quoted are exclusive of VAT where applicable.

Accommodation

Accommodation: Sales Area – 485 sq ft; Kitchen – 99 sq ft; Rear Office – 129 sq ft; Total Net Internal Area – 715 sq ft.

Viewing

Strictly by appointment with Shepherd Commercial



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