

# 20 Watford Road

Cotteridge, B30 1JA

SHEPHERD  
COMMERCIAL



## TO LET

1,531 SQ FT  
(142.23 SQ M)

£22,150 PER ANNUM

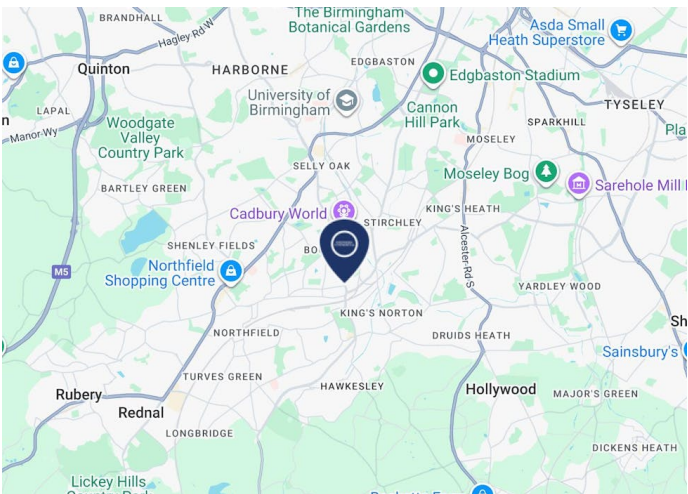
Prominent Cotteridge  
retail premises with first  
floor offices and stores.

- Prominent position at junction of Watford Road and Pershore Road
- Established retail location within Cotteridge centre
- Ground floor retail with first floor storage
- Set back from road with forecourt display/parking

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Cotteridge, B30 1JA



## Summary

Available Size	1,531 sq ft / 142.23 sq m
Rent	£22,150 per annum
EPC	E (115)

## Description

The property comprises a mid-terrace two-storey brick building surmounted by a pitched slate roof, together with a single-storey rear extension beneath a flat felted roof.

The ground floor provides a retail sales area with ancillary accommodation, while the first floor offers offices and storage rooms.

The property is set back from the road behind a tarmacadam forecourt providing space for display or parking.

## Location

The property occupies a prominent position at the junction of Watford Road and Pershore Road within the popular Cotteridge district of Birmingham, approximately 8 miles south of Birmingham City Centre. The surrounding area is a well-established retail locality with a good mix of national and local occupiers.

## Accommodation

The accommodation comprises the following areas: Ground Floor Sales Area – 904 sq ft Ground Floor Stock Room – 231 sq ft Ground Floor WC – not measured Total Ground Floor – 1,135 sq ft First Floor Front Room – 249 sq ft First Floor Corridor Office – 72 sq ft First Floor Rear Room – 75 sq ft Total First Floor – 396 sq ft Total Net Internal Floor Area – 1,531 sq ft

Name	sq ft	sq m	Availability
Ground	1,135	105.44	Available
1st	396	36.79	Available
<b>Total</b>	<b>1,531</b>	<b>142.23</b>	

## Terms

The premises are available to let on a new Full Repairing and Insuring lease for a term of 6 years, subject to a rent review at the end of the 3rd year.

The landlord will insure the property and recharge the premium to the tenant.

## VAT

All figures quoted are exclusive of VAT where applicable.

## Viewings

Strictly by prior appointment with the letting agents:

## Rateable Value

Rateable Value: £14,500



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