

RETAIL, TRADE COUNTER | TO LET

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GROUND FLOOR, 310 HASLUCKS GREEN ROAD, SHIRLEY, SOLIHULL, B90 2NE
5,652 SQ FT (525.09 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Trade Counter / Retail premises with rear warehousing located within walking distance of Shirley railway station

- Quoting Rental £52,500 Per Annum
 - GIA 5,652 ft²
 - Opposite busy parade of shops which is anchored by Sainsbury's local
 - Excellent Prominence
 - Ideal trade counter location
 - Forecourt parking
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DESCRIPTION

The property comprises a ground floor commercial unit prominently positioned along a well-established and popular local retail parade. The premises benefit from excellent visibility, with a fully glazed frontage and pedestrian access door to the front elevation.

Internally, the unit is accessed via a short flight of steps and provides predominantly open-plan retail sales accommodation to the front, together with WC facilities and a staff kitchen. The layout is suitable for a range of retail, trade or service-based occupiers.

To the rear, the premises benefit from warehouse accommodation which have loading access via a side driveway and level loading door. The warehouse element benefits from gas-fired heating, concrete flooring and additional WC and canteen facilities.



LOCATION

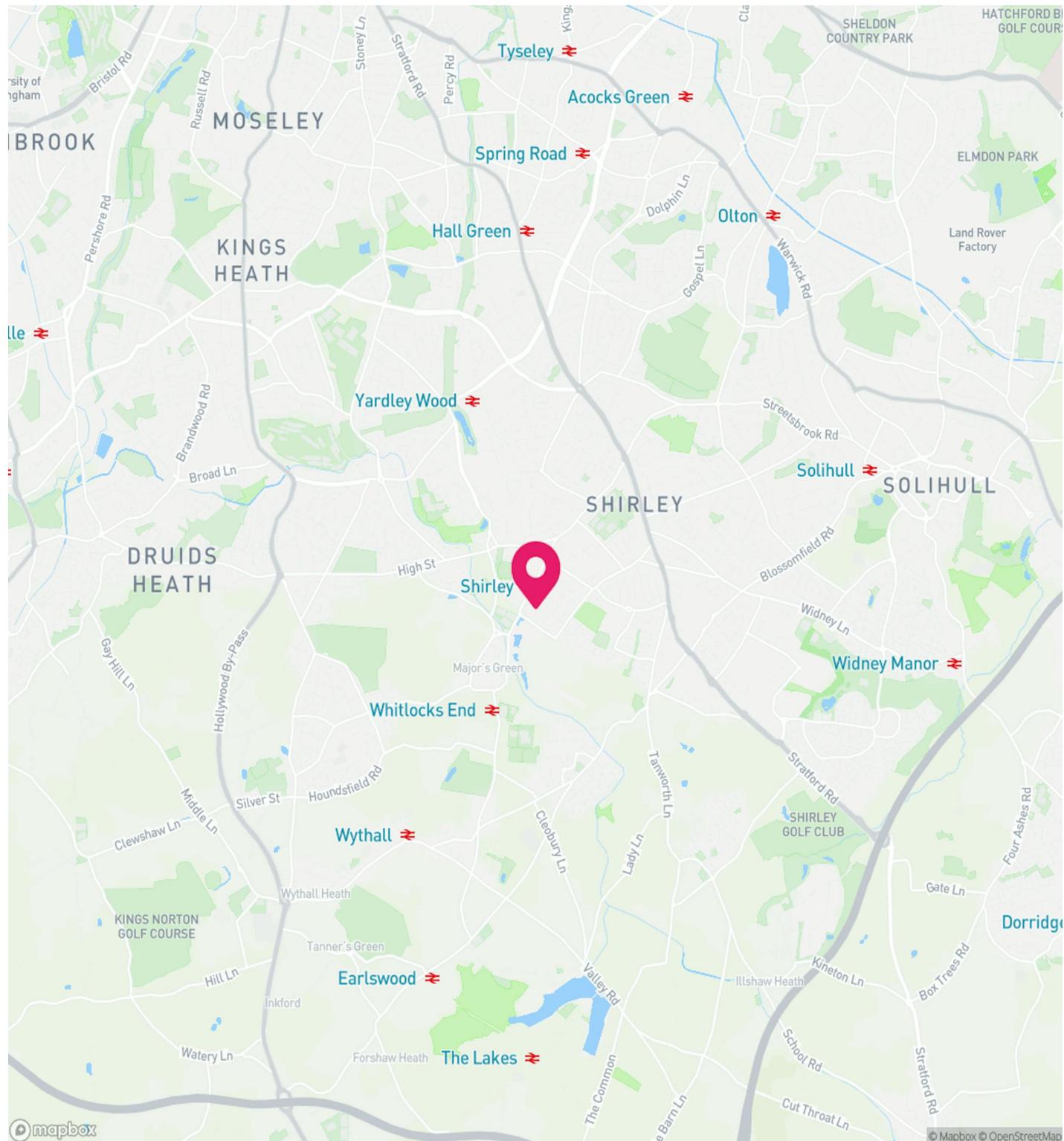
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Haslucks Green Road is situated within the established suburb of Shirley, in the Metropolitan Borough of Solihull.

The location benefits from close proximity to Shirley town centre and is within 200m of Shirley railway station, offering regular services to Birmingham Snow Hill, Stratford-upon-Avon and the wider region.

The immediate surrounding area comprises an established trade counter / local shopping parade environment, with nearby occupiers including Sainsbury's Local, Gas Centre and E.H Smith, providing a strong mix of local commercial activity.

The property is also well positioned for access to the A34 Stratford Road, a principal arterial route linking Shirley with Solihull and Birmingham city centre, with Junctions 4 and 5 of the M42 motorway accessible within a short drive, providing access to the wider motorway network.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	1,813	168.43	Available
Ground - Rear Warehousing	3,839	356.65	Available
Total	5,652	525.08	

SERVICES

We understand that the premises benefits from all mains services.

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

RATEABLE VALUE

£44,000. This is an approximate figure taken from VOA website

VAT

Not applicable

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

£52,500 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

D (81)

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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