

387 Stratford Road

Shirley, Solihull, B90 3BW

SHEPHERD
COMMERCIAL



TO LET

735 SQ FT
(68.28 SQ M)

£20,000 PER ANNUM

Ground floor retail and office space with WC, rear office, and parking on busy Stratford Road in Shirley.

- Prominent position on Stratford Road, Shirley's main commercial thoroughfare
- High visibility with strong passing traffic and footfall
- Ground floor accommodation including sales area, offices, and WC
- Located within a well-established retail and commercial area
- Good public transport connections with regular bus services nearby

01564 778890
www.shepcom.com

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Summary

Available Size	735 sq ft / 68.28 sq m
Rent	£20,000 per annum
EPC	C (66)

Location

387 Stratford Road is located in Shirley, a busy suburb of Birmingham. Stratford Road is the main thoroughfare through Shirley, carrying high volumes of passing traffic and offering strong visibility for businesses. The area is well served by local amenities including shops, cafés, and services, and benefits from excellent public transport links with regular bus routes. The property also provides easy access to the M42 motorway, Solihull town centre, and Birmingham city centre.

Description

387 Stratford Road comprises a mid-terraced, two-storey brick building set back from the road behind a service road, providing good car parking and a wide pavement. The property comprises a ground floor sales area, general office, WC, and rear office. The first-floor self-contained living accommodation is let separately and is not included within this letting. Lighting is by way of LED fittings and heating by central heating radiators.

Rateable Value

The property has a rateable value of £9,500

Tenure

The property is available on a 6-year lease, subject to 3-yearly rent reviews and on a internal repairing & insuring basis and upkeep of shop front. Landlord will insure the premises & recharge the annual premium.

Accommodation

G.F General Office - 421 sqft
Sales office - 170 sq ft
Rear Office - 144 sq ft
W.C
Total - 735 sq ft

Services

All mains services are connected.

Viewings

Strictly by appointment only with Shepherd Commercial.



Charlie Boswell

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