



**87-89 Holyhead Road,  
Birmingham, B21 0HH**

**Prominent Ground Floor  
Retail Premises in  
Birmingham 1,856 sq ft**

**1,856 sq ft**  
(172.43 sq m)

- Open Plan
- Office Space
- Additional Stores
- Three Phase Electricity

# 87-89 Holyhead Road,, Birmingham, B21 0HH

## Description

The property comprises of a ground floor retail premises, with return frontage to Crockett Road and Holyhead Road, in the Handsworth area of Birmingham.

The premises are predominantly open plan with additional stores and office space to the rear of the premises.

WC, kitchen, and canteen facilities are available.

Externally there is a secure car park which can be made available via separate negotiation.

## Location

The property is located prominently on the corner of Holyhead Road and Crockett Road and close to Soho Road, in the Handsworth area of Birmingham.

The location provides easy access to J1 of the M5 motorway which is located approximately 1 mile west.

Birmingham city centre is located approximately 3.5 miles south via Soho Road (A41).

## Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £24,000 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Energy Performance (EPC)

Available upon request from the agent.

Planning Permission

We understand that the premises have planning permission granted under Use Class E (Retail).

The property may be suitable for alternative uses, subject to the necessary planning permission being obtained.

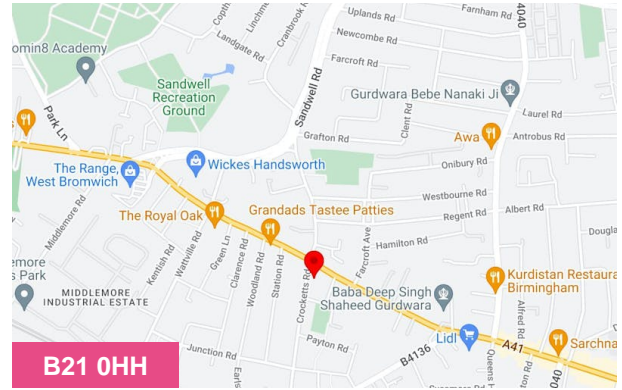
Services

We understand that the property benefits from three phase, electricity, water, and foul drainage.

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

Rateable Value

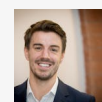
The property benefits from small business rates exemption subject to tenant



## Summary

<b>Available Size</b>	1,856 sq ft
<b>Rent</b>	£24,000 per annum
<b>Business Rates</b>	Benefits from small business rates
<b>Service Charge</b>	No Service Charge.
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable. All prices quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs. Both parties to bear their own legal and surveyor's fees incurred during the transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



**Ryan Lynch**

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**Sophie Froggatt**

qualification.

Interested parties are recommended to verify this with the valuation office.

Availability

Immediately upon completion of legal formalities.

Anti-Money Laundering

The successful applicant is required to provide two forms of ID to satisfy Anti-Money Laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones.