

1266 Pershore Road, Stirchley, Birmingham, B30 2XU



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET**

Former Restaurant Premises

Net Internal Area: 1,200 ft<sup>2</sup> (111.48 m<sup>2</sup>)

### Location

The property is prominently situated on Pershore Road, close to its Junction with Umberlade Road, in the Stirchley area of Birmingham.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.

Nearby occupiers include Buddha Belly, Chancer's Café, Everyman Barbers and Floor Street.

### Description

The property comprises of a prominent former restaurant premises with car parking to the rear.

The retail premises benefits from glazed façade with pedestrian access from the fore.

Internally the property has been recently renovated and benefits from a new roller shutter, WC facilities, emulsion coated walls, LED lighting and double-glazed windows to the rear elevation.

**Please note\*** the fixtures and fittings are property of the outgoing tenant and can be made available via separate negotiation.

### Accommodation

**Total (NIA) 1,200 ft<sup>2</sup> (111.48 m<sup>2</sup>) approximately.**

### Rental / Terms

The property is available to let on a new lease, with length to be agreed, at £20,000 per annum.

### VAT

We understand that VAT is not payable.

### Rateable Value

We understand that the premises benefit from small business rates relief, subject to tenant qualification.

### Energy Performance Certificate

Available upon request from the agent.

### Legal Costs

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

### Planning Permission

We understand that the property has formerly been granted planning permission under use class A3 (Restaurant).

Due to new planning regulations, which are operational from 1<sup>st</sup> September 2020, the property now has permission granted under use class E which incorporates former A1, A2, A3, B1, D1 and D2 permissions.

### Services

We understand that the property benefits from two, single phase electricity supplies and mains water.

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

### Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

