

# Cottons

CHARTERED SURVEYORS  
TO LET

Ground-Floor Business Premises and Warehouse  
384-386 Walsall Road, Perry Barr, Birmingham,  
B42 2LX

Rent £27,500, per annum, exclusive



- New lease terms by negotiation
- EPC Rating B-50
- Prominent trading location fronting Walsall Road (A34)
- Rear access to warehouse, Useful Yard
- Versatile Class E Use
- Of special interest to trade counter

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL  
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The property offers a unique blend of retail, office trade-counter, warehouse or showroom accommodation within a mid-terraced building facing Walsall Road (A34). There is separate access to the rear yard and warehouse, rendering the premises attractive to a range of business users.

### Location

The premises are located on the western side of Walsall Road (A34) being the main route from Birmingham City Centre to Walsall, close to its junction with Rocky Lane. Birmingham City Centre is approximately 5 miles south whereas Walsall is approximately 6 miles to the north. The property forms part of a parade of shops occupied by a range of retail and service providers, opposite Selco Builders Merchants.

### Description

The premises form part of a two-storey middle-of-terrace building and comprises two adjacent and inter-connecting shop, office or trade counter premises with ancillary storage and commercial accommodation. There is a substantial warehouse and yard at the rear of the premises, approached via an access leading off Rocky Lane.

### Accommodation

Shop (left hand side) 231 sq ft ( 21.5 sq m) Shop (right hand side) 188 sq ft ( 17.5 sq m) Shop (left hand side middle) 143 sq ft ( 13.3 sq m) Store (left hand side middle) 71 sq ft ( 6.6 sq m) Store 80 sq ft ( 7.4 sq m) Store 16 sq ft ( 1.5 sq m) Rear Store 647 sq ft ( 60.1 sq m) Store (right hand side middle) 141 sq ft ( 13.1 sq m) Store 16 sq ft ( 1.5 sq m) Kitchen 79 sq ft ( 7.3 sq m) Warehouse 2,062 sq ft ( 191.6 sq m) TOTAL FLOOR AREA 3,674 sq ft (341.3 sq m)

### Lease

The premises are offered TO LET by way of a new tenant's full repairing and insuring lease for a term of years to be agreed, with periodic rent reviews.

### Rent

£27,500 (Twenty-Seven Thousand, Five Hundred Pounds) payable quarterly in advance

### VAT

The VAT exemption for this property has not been waived. As such, rent and sums falling due under the lease do not currently attract VAT.

### Rating Assessment

We have made enquiries at the Valuation Office Agency and understand the premises have a Rateable Value of £10,250 in the 2023 Rating List. Interested parties are advised to contact the charging authority, Birmingham City Council, to establish their individual liability for business rates. By virtue of the low Rateable Value, it is likely that qualifying occupiers will benefit from small business rate relief.

### Energy Performance Certificate

Rating B-50. Please see the EPC attached to these particulars.

### Legal Costs

Each party shall bear their own legal costs in connection with the preparation and completion of a new lease.

### Viewings

Viewings strictly by appointment with the sole letting agents: Cottons Chartered Surveyors Telephone No: 0121 247 2030 Contact: Stephen Sutton or Amanda Starkey Email Address: ssutton@cottons.co.uk and astarkey@cottons.co.uk



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