

To Let



309 Highfield Road, Hall Green, Birmingham, West Midlands, B28 0BX

RETAIL UNIT TO LET WITH OFF STREET PARKING

- Retail unit on busy parade opposite Yardley Wood Train Station
- Prominent position on main Highfield Road (A4040)
- 814 sq. ft. with further storage and facilities to rear
- Customer parking to front
- Flexible lease terms
- Quoting rent £12,000 per annum exclusive

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

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Location

Hall Green is a densely populated suburb and offers good access to the local motorway network via junction 4 of the M42 motorway (circa 3 miles southeast). Set amongst a popular shopping parade on Highfield Road, Hall Green, with a range of popular retailers and amenities located nearby, including restaurants and cafés, a pharmacy and other shops. The nearby Trittford Road provides access to the Stratford Road, offering easy access to Birmingham and the wider midlands region.

309 Highfield Road benefits from excellent public transport links. Yardley Wood Railway Station is situated opposite the shop, providing twice-hourly services to Birmingham Snow Hill and Birmingham Moor Street. The retail space is also accessible from Birmingham and the surrounding areas via frequent bus services.

Description

309 Highfield Road is a 814 sq ft recently decorated retail space in Hall Green, Birmingham, with storage space to rear, small kitchen, WC facilities, a covered yard measuring 123 sq ft. The property also benefits from ample off-street parking and offers signage clearly visible from Highfield Road. The unit will be suitable for a variety of uses (STP).

Accommodation

309 Highfield Road offers 814 sq ft of retail space in Hall Green, Birmingham, comprising front-of-house sales space and 62 sq ft of office space, as well as a covered yard of 123 sq ft. The frontage of the retail unit measures 17 ft 2 in (5.25m), with an internal width of 15ft 5 in (4.70m).

Price

To let - £12,000 per annum exclusive

Business Rates

Current rateable value (1 April 2017 to present): £5,700

Services

The unit is believed to be fitted with all mains services, including gas and central heating. Potential tenants are advised to conduct serviceability testing on provided services.

VAT

We have been advised that the property is not elected for VAT.

Anti Money Laundering

In accordance with money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.



EPC

Available upon request.

Legal Costs

Each party are to responsible for their own legal costs that may be incurred in this transaction.

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