

**TO LET**

**1845-1847 PERSHORE ROAD, COTTERIDGE, BIRMINGHAM,  
B30 3DJ**



- Former Indian Restaurant premises
- Located in the busy and popular area of Cotteridge, Birmingham
- On street parking close by
- Double-Fronted Ground Floor Retail Unit plus Cellar and First Floor Accommodation totalling approx. 3,694 sq. ft (343 sq. m)

**RENT: £36,000 PER ANNUM EXCLUSIVE**

**01691 610317**

Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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## **DESCRIPTION**

The property comprises a ground floor double-fronted retail unit with cellar and first floor accommodation.

Former Indian Restaurant with a fully equipped kitchen to the rear of the property including customer facilities, seating area, and desk counter to the front.

## **LOCATION**

The property is located in a 100% prime trading location in the busy and popular area of Cotteridge, Birmingham.

It is situated on Pershore Road (A441), which is a busy thoroughfare to the centre of Birmingham.

Cotteridge offers a variety of retail premises including Subway, Domino's Pizza, Co-op supermarket, and a wide range of local businesses.

## **ACCOMMODATION**

The property comprises of the following approximate gross internal areas (GIA):

<b>Cellar</b>	41 sq. m	439 sq. ft
<b>Ground Floor</b>	208 sq. m	2,233 sq. ft
- Main Room		
- Kitchen		
- WC's		
<b>First Floor</b>	95 sq. m	1,022 sq. ft
<b>Total Overall</b>	<b>343 sq. m</b>	<b>3,694 sq. ft</b>

## **TENURE**

The premises are available to let on a new lease for a minimum term of 5 years or multiples thereof with rent reviews at 5 yearly intervals, on a Tenant's full repairing and insuring basis.

## **RENT:**

£36,000 per annum exclusive.

## **VAT**

We have been advised the property is not subject to VAT.

## **FIXTURES & FITTINGS**

There are a number of fixtures and fittings that would lend themselves for use within a restaurant that are available for purchase by separate negotiation with the Landlord.

## **EPC**

The EPC currently has a rating of 101 (Band E).

## **SERVICES**

It is understood that mains water and electricity and drainage services are connected to the property. Gas is served to the property, but this is currently disconnected.

None of the services have been checked or tested. Interested parties are advised to make their own enquiries direct with the relevant utility companies.

## **PLANNING**

No planning has been obtained.

## **BUSINESS RATES**

According to the Valuation Office Agency website, the property's Listing from 1<sup>st</sup> April 2023 is as follows:

Description – Restaurant and premises  
Rateable Value - £26,500

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency to satisfy themselves on the current Listing, and the Local Authority in respect of rates liabilities and any relief that may be available.

## **LOCAL AUTHORITY**

Birmingham City Council.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VIEWING**

By prior appointment with the sole letting agents:

Forge Property Consultants Ltd, Lane End, Tedsmore Road, West Felton, Oswestry, SY11 4ER.

Tel: 01691 610317

Email: [admin@forgeproperty.co.uk](mailto:admin@forgeproperty.co.uk)

Created November 2023.



Agent's Note

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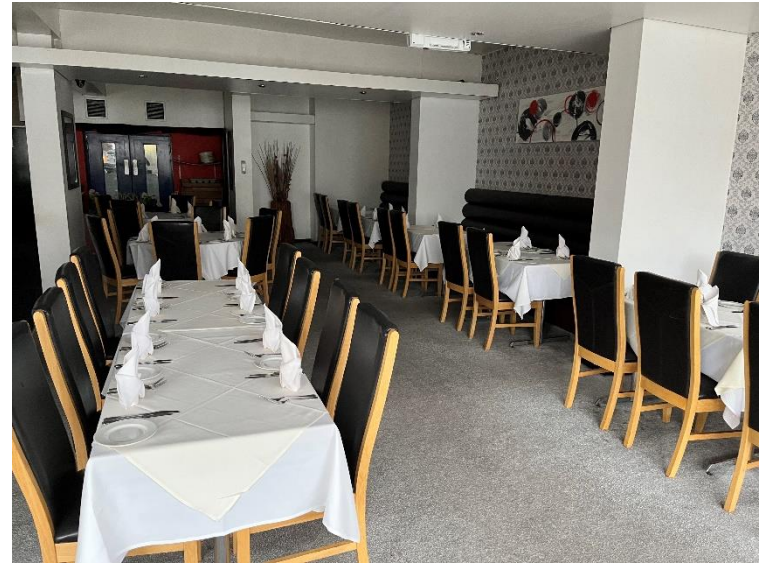
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Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

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Not to scale. For reference purposes only.  
Source: LandApp