

SHEPHERD COMMERCIAL

GROUND FLOOR HIGH STREET ACOCKS GREEN RETAIL UNIT

1137 Warwick Road, Acocks Green, Birmingham,

B27 6RA

Size – 667sqft (61.97sqm)

TO LET

shepcom.com

01564 778890



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£25,000 per annum

Key Features

- **Previous Nationwide Bank**
- **Open plan sales area**
- **Prominent position of Acocks Green High Street**

Location

1137 Warwick Road is located within the heart of Acocks Green Village and its retail locality. Adjacent but one unit, is Acocks Green Morrisons Superstore with 230 car parking spaces. The property is situated fronting the main arterial route of the Warwick Road (A41), set back just before the roundabout connecting the A41 to the Shirley Road and the Westley Road. Immediate occupiers within close proximity to 1137 Warwick Road, consist of blue-chip chain stores such as Peacocks, Shoezone, Iceland and Argos.

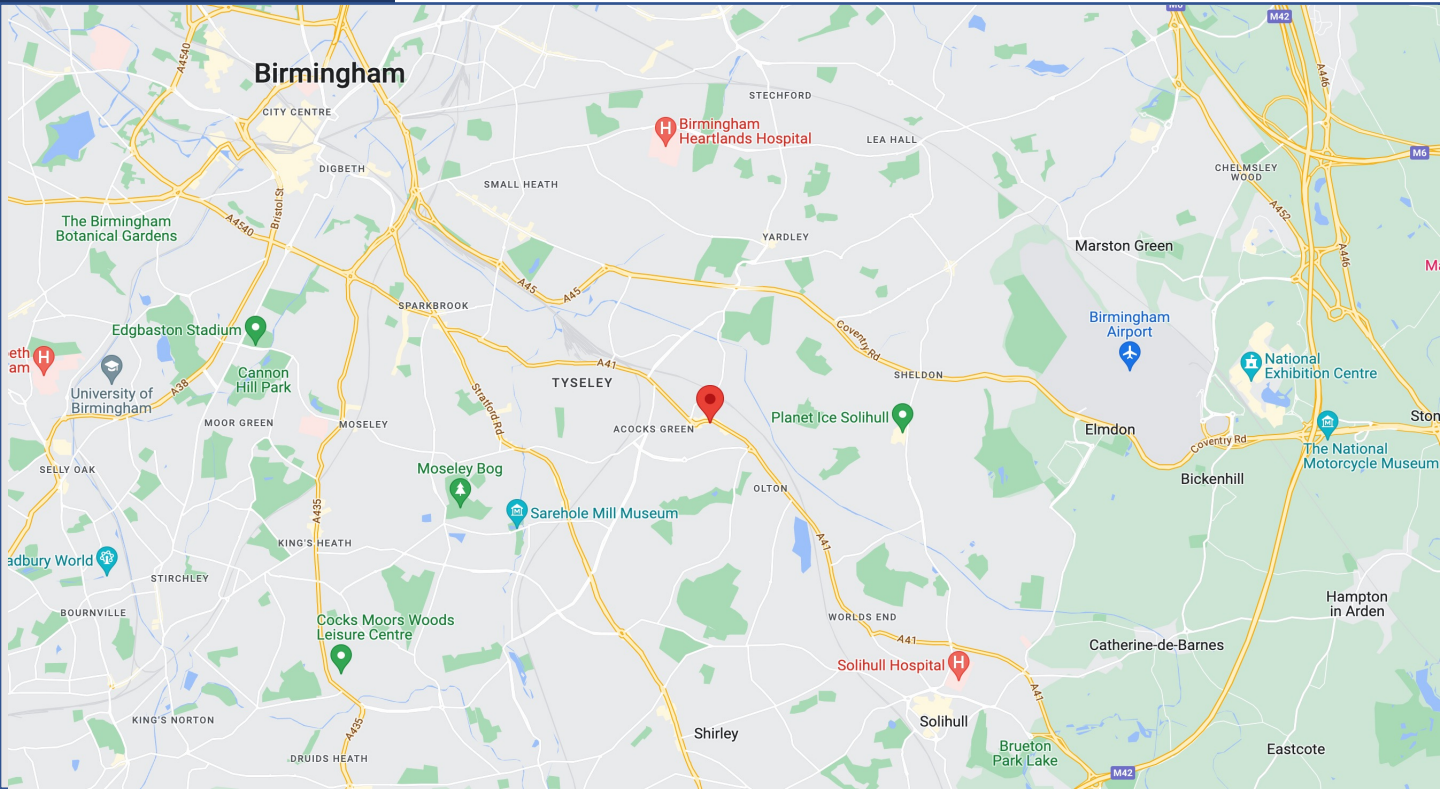
Description

Set on the ground floor of the property, the space is comprised of 667sqft of open plan sales with large double glazing frontage to the Warwick Road. Internally, the property has been stripped to shell and re-decorated in preparation for ingoing tenancy.

Footfall for the property remains significant in comparison to most major high streets of the West Midlands, with high levels of public transportation access and amenities. In front of the unit to the right hand side of 1137 Warwick Road, lies a bus stop servicing the popular routes of the 1S, 4, 4A, A12 and A15.

1137 Warwick Road, serves a large residential catchment area of Birmingham with Acocks Green becoming the 3rd most populous ward of the second city with a population of 24,000.

Map



Tenure

The ground floor self-contained unit is to be offered on the minimum tenure of a 3-year lease. The property is to be presented to the open-market at a rental figure of £25,000 per annum for the leasehold occupation.

1137 Warwick Road is presented on an IRI basis. A 50% contribution to the landlords insurance premium for the structural building is also applicable.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

Gallery



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More information

Link to a virtual tour of the property is below:

<https://tour.giraffe360.com/e29c12845f69483088cbfb3a1f3d5e6b/>

EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments – Rateable value of £24,250 for 1137-1141 Warwick Road. This may need to be re-assessed on occupation of the ground floor.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com

