

SHEPHERD COMMERCIAL

PROMINENT QUALITY GROUND FLOOR RETAIL UNIT TO LET

TO LET

380 Stratford Road, Shirley, Solihull, B90 4AQ

shepcom.com

Size – 667sqft (61.9sqm)

01564 778890



£18,000 per annum

Key Features

- **High traffic flow**
- **Forecourt parking**
- **Immaculate condition**
- **Rear kitchen and access**

Location

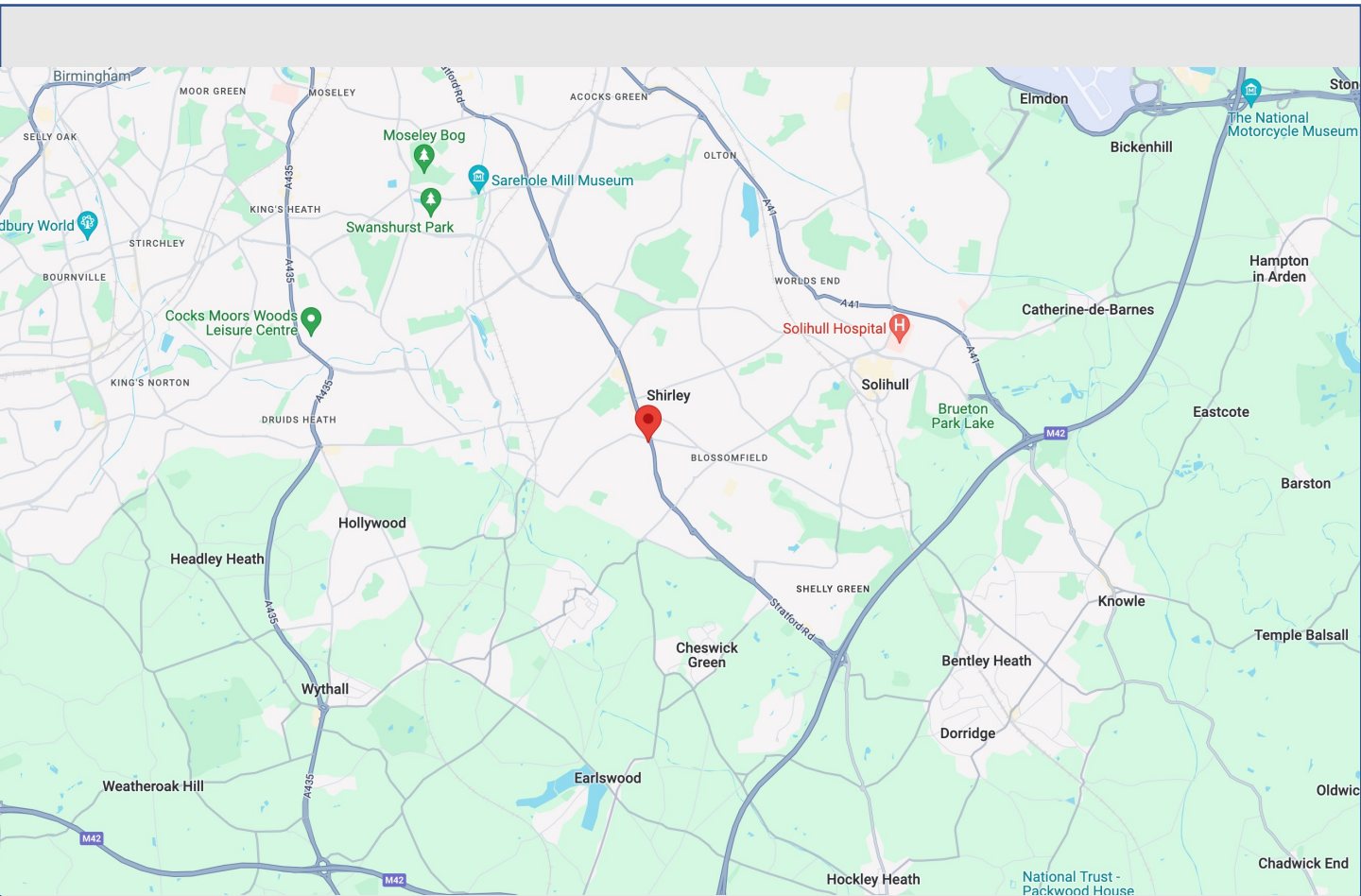
380 Stratford Road is located on the highly busy arterial route of the Stratford Road (A34). Situated on perhaps the busiest roundabout of Shirley High Street, the unit benefits from excellent transport links and access to the M42. Birmingham City Centre is 6 miles north-west, with the retail unit encompassed within a dense residential suburbia. 380 Stratford Road sits within a 5km radius of over 300,000 population.

Description

The unit is comprised of the entire ground floor of a Victorian-styled terraced two-storey building and forms a small parade of popular retail units surrounding the Stratford, School and Union Road roundabout. Surmounted by pitched tiled roofing and original timber beam frontage, 380 Stratford Road has fitted to Grade A condition with the benefit of central heating, air conditioning and new prominent double-glazed glass frontages. Oak effect flooring lines the interior and new LED fittings are throughout.

Ready for immediate occupation, the unit is seeking offers from all uses with the exemption of cafes, mobile phone stores and hot-food businesses.

Map



Tenure

The property is to be offered to the leasehold open-market for the annual sum of £18,000 per annum on a Full Repairing and Insuring Basis (FRI) lease.

An annual insurance premium contribution is also applicable to the property.

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.



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More information

EPC – Available on request

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

Rating Assessments – Rateable value of £10,250 (100% small business rate relief)

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

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