

SHEPHERD COMMERCIAL

GROUND FLOOR LOCK UP RETAIL UNIT WITH ON ROAD PARKING

TO LET

1346 Stratford Road, Hall Green, Birmingham, B28 9EH

shepcom.com

Size – 640sqft (59.46sqm)

01564 778890



£11,950 per annum

Key Features

- Shop frontage of 15' 4"
- Shop depth 33' 9"
- Rear office
- High quality fit out

Location

The premises are situated in a small neighborhood parade fronting onto the Stratford Road in Hall Green. Close to the recently refurbished and extended Waitrose superstore and a newly constructed Aldi superstore. Shirley High Street lies three miles south with Solihull Town Centre some one and a half miles south-east. Local amenities are plentiful and include bus routes, schooling and shopping precincts.

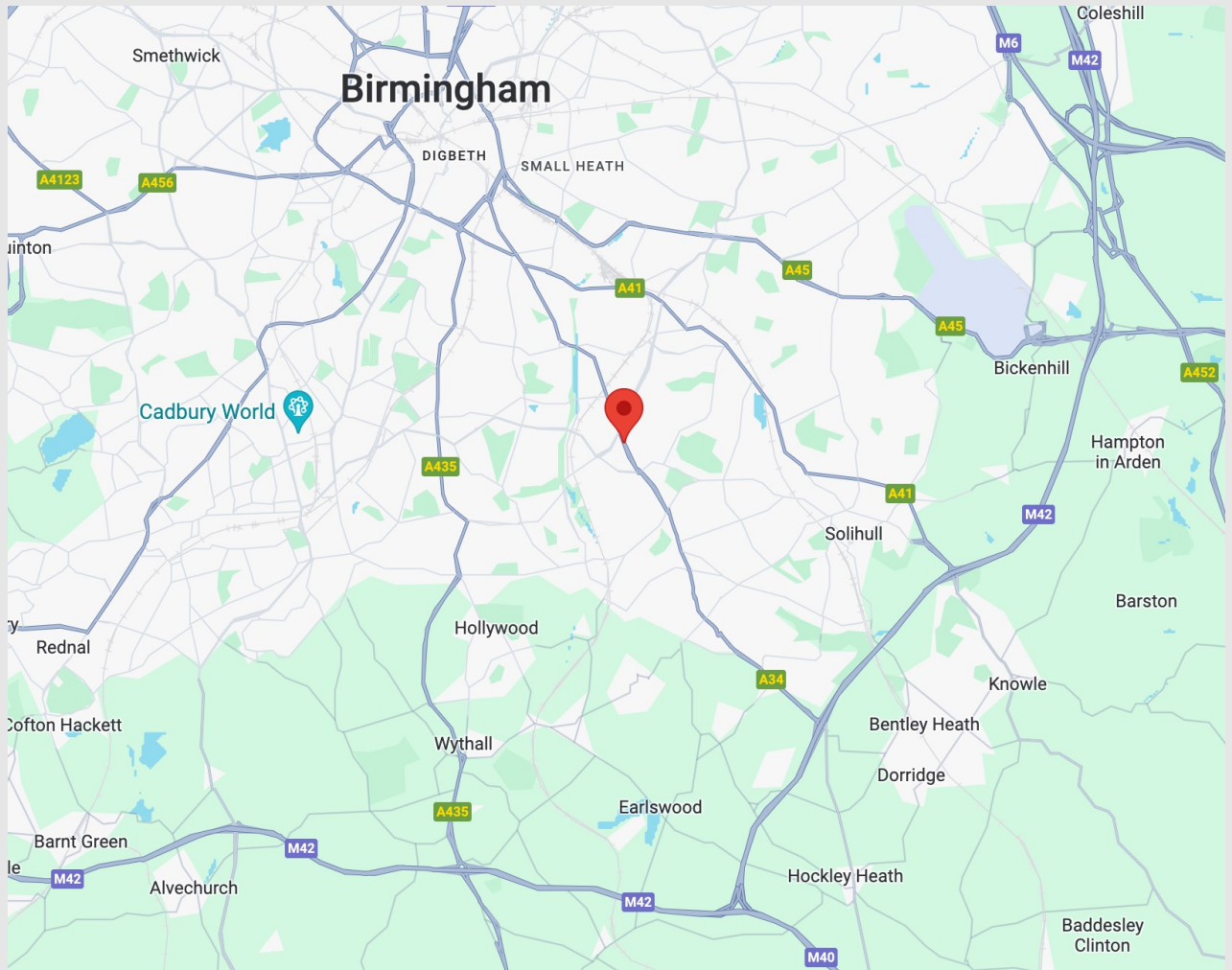
Description

The property comprises a ground floor shop of a centre terraced building formed of two-storey brick construction surmounted by pitched slate roofing. Set behind a paved forecourt fronting the main arterial route of the Stratford Road. The shop has galvanised framed plate glass display with security shuttering.

The front door opens into a primary sales area split across two floors with a kitchen, toilet and stores at the rear. Suspended ceilings are fitted throughout and lighting is by way of fluorescent fittings. The property is carpeted throughout.

There is also rear access.

Map



Tenure

The property is to be marketed to the leasehold open market for the sum of £11,950 per annum.

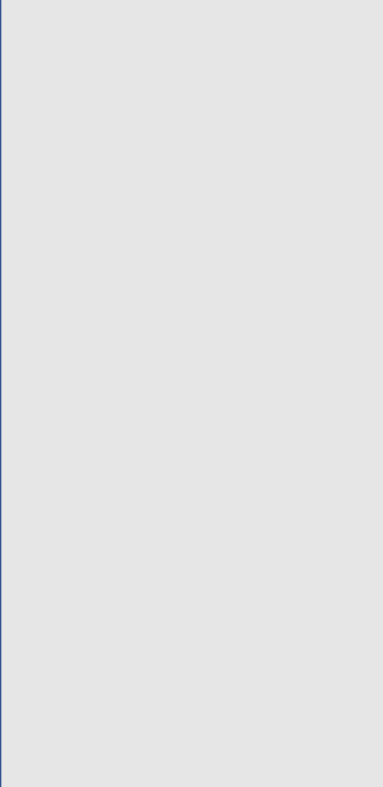
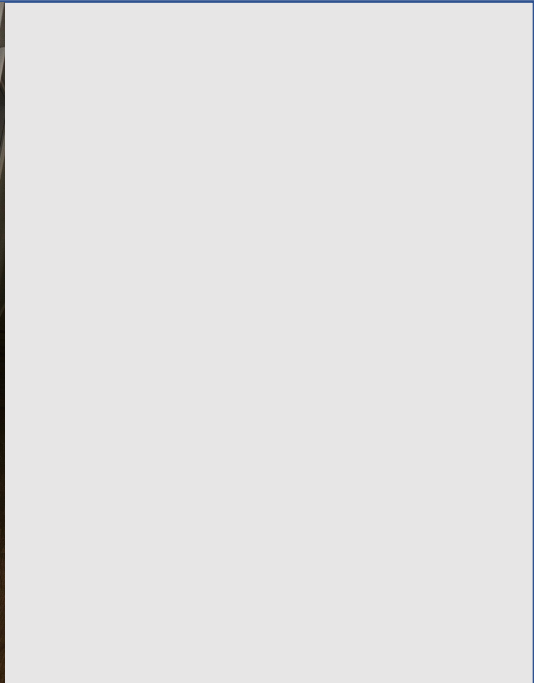
The lease is offered in multiples of 3 years.

The incoming tenant will be responsible for their own personal contents insurance and electricity.

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.

Further Photos



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More information

EPC – Below

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

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

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

Energy efficiency rating for this property

This property's current energy rating is C.

