



SHEPHERD
COMMERCIAL

18-22 Stoney Lane, Yardley, Birmingham, B25 8YP

Prominent frontage parade offices with onstreet parking

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 1,925 sq ft / 178.84 sq m |
| Rent | £35,000.00 per annum |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

Key Points

- Free parking
- 5 Office areas
- Minimum 3 year lease
- Private meeting room
- Significant frontage
- 1,925sqft
- Two-floors
- Storage Rooms

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DESCRIPTION

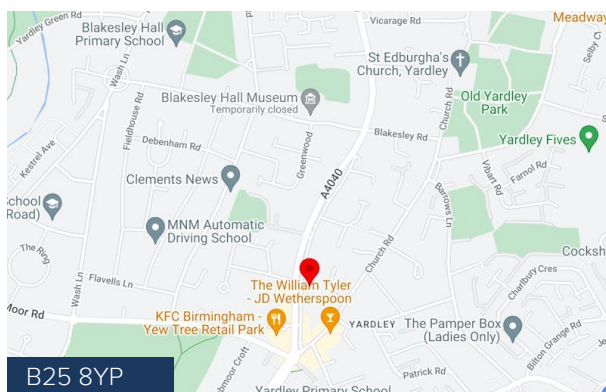
The building provides 1,925sqft of useable floor space, arranged over two floors and in good condition throughout. Flooring is of solid construction with suspended ceilings on the ground floor, followed by wood effect flooring spanning the 1st floor. Comprised of terraced brick construction and surmounted by pitched slate roofing, the property is equipped with double-glazing windows and LED fixtures throughout. In total the property provides 2 offices, a kitchen and store rooms on the ground floor with a further 3 offices, store room and private lounge meeting room above. Set behind a tarmac forecourt, the unit benefits from ample on-street free parking and a relative footfall for the Yardley district.

LOCATION

Set within a small retail parade within the Yardley district of Birmingham, the property is located a stone's throw from Yardley roundabout and just 0.4 miles north of the A45 (Coventry Road). Immediate occupiers consist of Ladbrokes, William Hill and major fast food brands such as KFC and Pepes adjacent. The property is situated 3.5 miles east of Birmingham City Centre.

TENURE

The property is to be marketed to the leasehold open market for the sum of £35,000 per annum. The lease term will be a minimum of 3 years and on a Full Repairing and Insuring Basis (FRI lease).



Viewing & Further Information

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