

SHEPHERD COMMERCIAL

PROMINENT OFFICE/RETAIL OPPORTUNITY IN HALL GREEN

TO LET

1325 Stratford Road, Hall Green, Birmingham, B28 9HH

shepcom.com

Size – 1,200sqft (111.5sqm)

01564 778890



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£16,500 Per Annum

Key Features

- **Flexible Lease Terms**
- **Prominent Stratford Road Location**
- **Internal Repairing and Insuring Basis**
- **4 Car Parking Spaces**

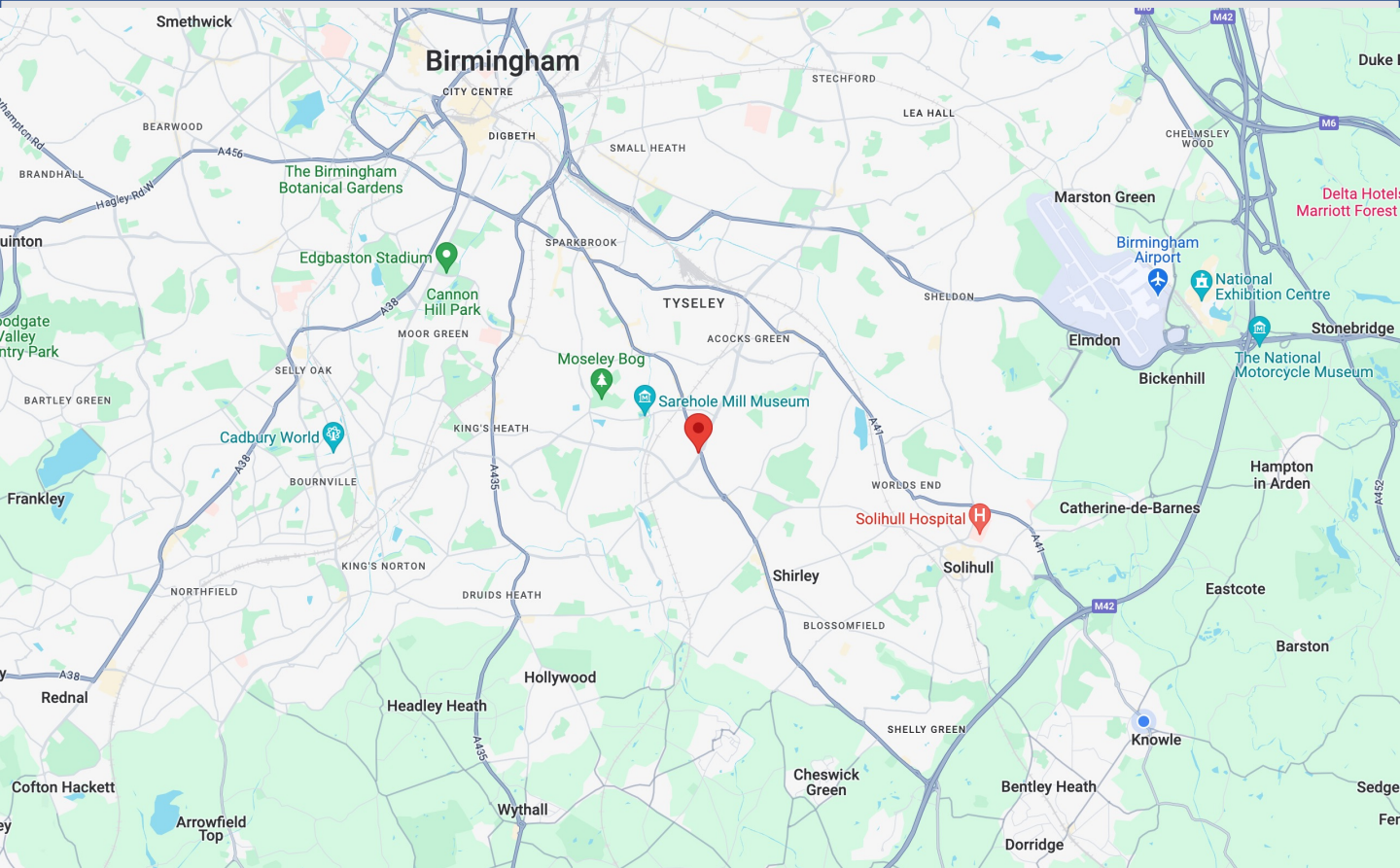
Location

1325 Stratford Road is located on the main arterial route of the Stratford Road (A34), close to the junction with Highfield Road and directly opposite Fox Hollies Road. The property stands within a parade of mixed commercial properties and is set back from the road behind a large paved forecourt. Birmingham City Centre is six miles to the north, with Solihull Town Centre 3 miles south east.

Description

The property comprises the ground floor of a centre-terraced building of three storey brick construction. The building was formerly occupied by the Liverpool and Victoria Insurance as offices and has more recently been used as offices for a care provider. There is a plate glass display window to the front elevation and internally the sales area is open plan, together with rear office and kitchen. The floor is of solid construction, lighting is by way of fluorescent fittings. There is rear access to the property from a private car park.

Map



Tenure

The property is to be marketed to the leasehold open market at the fixed price of £16,500 Per Annum

The lease is to be on a internal repairing and insuring basis

Minimum term of 3 years

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



More information

EPC – Available on request

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

Rating Assessments – £13,750

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

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



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