



9 Watford Road, Birmingham, B30 1JB

Ground Floor Retail Unit together with 1st Floor Offices

Summary

Tenure	To Let
Available Size	1,217 sq ft / 113.06 sq m
Rent	£16,000.00 per annum
Service Charge	N/A
Rateable Value	£11,500
EPC Rating	D

Key Points

- Popular neighbourhood parade
- Air conditioning in part
- Immediate Occupation
- High footfall
- Class E Use - Commercial, Business & Service
- New lease

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ACCOMMODATION

The accommodation comprises the following areas: Sales Area 622 sq ft Store Room 155 sq ft Staff Room 74 sq ft Upper Floor Offices 287 sq ft Kitchen 79

Name	sq ft	sq m	Availability
Unit - Whole	1,217	113.06	Available
Total	1,217	113.06	

DESCRIPTION

The property comprises a two storey centre terraced building of brick construction surmounted by a pitched slate roof and set back from the road behind a tarmac forecourt. There is a plate glass display window which provides good natural light to the front elevation which leads directly into ground floor sales area. To the upper floor there are two offices and kitchen. There are WC facilities to both ground and first floor.

LOCATION

The property is set in a neighbourhood parade, fronting Watford Road in Cotteridge at its junction with Pershore Road. Birmingham City Centre lies some 6 miles due north. All local amenities are in the immediate vicinity including schooling, transport, shopping etc.

SPECIFICATION

The unit has the benefit of air conditioning.

There are Oak effect laminate floors throughout the ground floor.

TERMS

The lease is to be on a Full Repairing & Insuring basis with the ingoing Tenant to pay Landlords Buildings Insurance.

Lease term to be in multiples of 3 years.

VIEWINGS

Strictly by appointment with the Agents:-

Shepherd Commercial

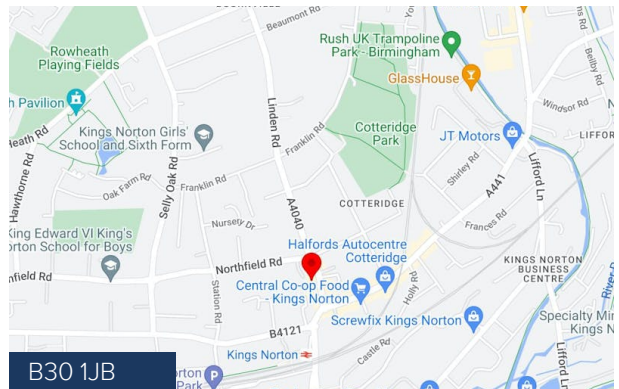
01564 778890

Email

enquiries@shepcom.com

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.



Viewing & Further Information

KAINE ARKINSON

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