



## 1 Shirley Road, Acocks Green, Birmingham, B27 7XU

A kiosk store of 224sqft with high prominence to Acocks Green high street

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	224 sq ft / 20.81 sq m
<b>Rent</b>	£10,000 per sq ft
<b>Service Charge</b>	N/A
<b>Rateable Value</b>	£4,350 The property benefits from 100% small business rate relief
<b>EPC Rating</b>	Upon enquiry

### Key Points

- 224sqft
- 10ft frontage
- High prominence
- Kiosk store
- 150sqft sales
- Significant footfall

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## DESCRIPTION

1 Shirley Road is a 224sqft light kiosk store previously serving as a Vape Shack. The unit is equipped with roller shutters and 10ft frontage with the benefit of a rear store and paved forecourt. With 142sqft of sales, the unit serves as an excellent 'grab n go' purpose for a variety of retail operations. 1 Shirley Road faces Acocks Green roundabout with significant prominence to oncoming traffic.

## LOCATION

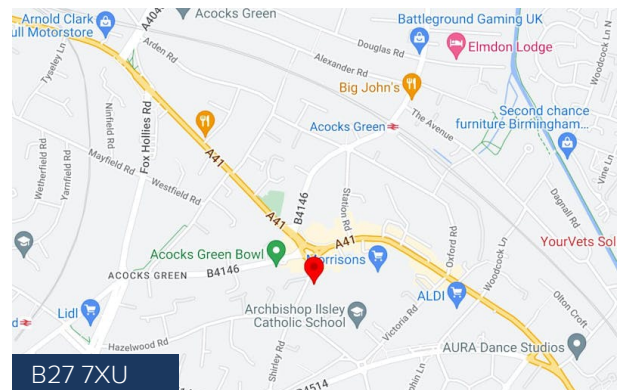
The property sits below the former 1-5 Shirley Road Muay Thai Gym and adjacent to Wingstar Restaurant fronting the roundabout of Warwick Road and Shirley Road. At the centre of Acocks Green high street, the unit benefits from ample transport links into both Solihull and Birmingham by bus as well as local amenities within close proximity. Acocks Green train station sits 0.2 miles north with Spring Road train station 0.4 miles east - providing links into Birmingham Moor Street.

## TERMS

The property is to be offered to the leasehold open market at the sum of £10,000 per annum for a minimum term of 3 years along with an applicable 3 month deposit.

## VIEWINGS

Strictly by appointment with Shepherd Commercial



## Viewing & Further Information

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