



2168 Coventry Road, Sheldon, Birmingham, B26 3JB

2168A Coventry Road is a 935sqft two-sector retail unit with rear access and stores - fronting the arterial route of the A45

Summary

Tenure	To Let
Available Size	935 sq ft / 86.86 sq m
Rent	£18,000 per annum A benefit of two month's rent free period will be granted
Service Charge	N/A
Rates Payable	£8.81 per sq ft
Rateable Value	£16,500
EPC Rating	Upon enquiry

Key Points

- Significant prominence
- Glazed frontages
- Kitchen and W.C
- CCTV
- Rear access
- Store room
- Newly refurbished
- Suspended ceilings

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DESCRIPTION

2168 Coventry Road is a newly part refurbished retail unit with glazed frontages and rear access into the unit's store room. The property sits beneath two storeys of residential accommodation surmounted by flat felt roofing which stretches the length of the terraced parade. Constructionally, the property is formed of three storeys of brick elevation set back from a off-road parking avenue leading back into the dual carriageway of the Coventry Road.

LOCATION

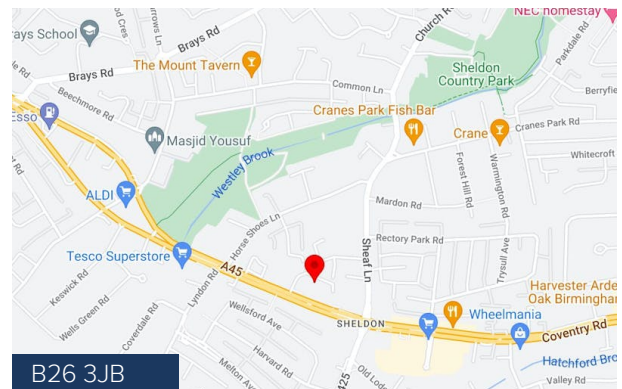
Set some 200m from the core intersection of the A45 and both Hobs Moat Road and Sheaf Lane, the property lies on the northern aspect of the arterial route which leads into Birmingham City Centre. 1.5 miles east is Birmingham Airport, with the city centre just 4.2 miles further west. A population of some 115,000 residents sit within a 3km radius and another 250,000 within 5km.

TERMS

The property is to be offered to the leasehold open market at the sum of £18,000 per annum upon an IRI basis. The lease will consist of a minimum of 3 years and be accompanied by a 3-month holding deposit requirement.

VIEWINGS

Strictly by appointment with Shepherd Commercial



Viewing & Further Information

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