



## 1186-1186a & 1188-1188a, Stratford Road, Birmingham, B28 8AA

1186 - 1186A & 1188 - 1188A Stratford Road are a single storey 4 row retail unit parade equipped with a rear yard and micro warehouse.

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	3,569 sq ft / 331.57 sq m
<b>Price</b>	£735,000
<b>Service Charge</b>	N/A
<b>Rateable Value</b>	£8,800 Each unit benefits from 100% small business rate relief
<b>EPC Rating</b>	D

### Key Points

- Gated rear yard
- Warehouse at rear
- ERV of £46,000 per annum
- Outside of the Landlord and Tenant Act 1954
- Front forecourt
- Single storey
- Formal leases expiring February

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## DESCRIPTION

1186 - 1186A & 1188 - 1188A Stratford Road are a set of 4 retail units comprised in a double, single, single unit format equipped with a rear Portakabin, circa 600sqft warehouse store and forecourt parking, together with a rear secure gated yard and side parking outside Hall Green train station. The total square footage of all units spans 3,569sqft.

## LOCATION

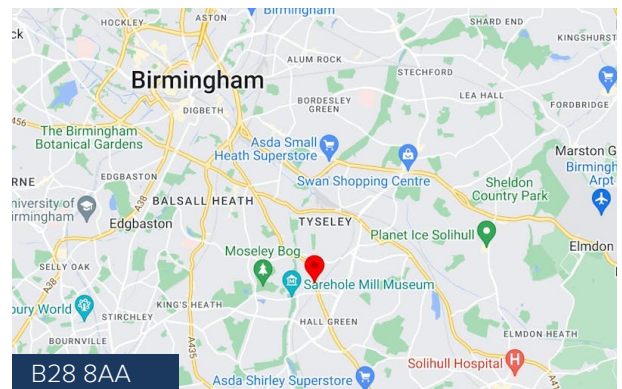
Located directly at the junction unto Hall Green train station, fronting the arterial route of the Stratford Road (A34), with a daily traffic of 20,000 vehicular movements with a dense urban population of 175,000 within a 3km radius. Local amenities are significant with strong footfall from the train station and local college.

## VIEWINGS

Strictly by appointment with Shepherd Commercial

## TERMS

The property is to be offered to the freehold open market for the sum of £750,000



## Viewing & Further Information

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