



**Smethwick High Street**  
Birmingham, B66 1DS  
**£1,250**

## Smethwick High Street, Birmingham, B66 1DS

Spacious Refurbished Commercial Unit – Prime Smethwick High Street Location (Approx. 1,000 sqft)

An excellent opportunity to secure a fully refurbished, versatile commercial space in a prominent position on Smethwick High Street, benefiting from high footfall and strong local presence.

This substantial first and second floor unit offers approximately 1,000 sqft of internal space, comprising six well-proportioned office rooms, making it ideal for a range of uses including professional services, offices, health and beauty, or salon-based businesses.

The property has been completely refurbished throughout, featuring brand new flooring, doors, and full redecoration, providing a clean, modern environment ready for immediate occupation.

Additional benefits include a fitted kitchen area and bathroom facilities, along with on-street parking directly outside, ensuring convenience for both staff and clients.

Key Features:

- Approx. 1,000 sqft over two floors
- Six separate office rooms
- Fully refurbished to a high standard
- New flooring, doors, and decoration throughout
- Kitchen and bathroom facilities
- Prominent High Street location with strong footfall
- On-street parking available
- Suitable for a variety of commercial uses

Available to let as a full unit, this is a rare opportunity to secure a sizeable, ready-to-go commercial space in a busy and well-connected area.

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

