92 GRAVELLY LANE

ERDINGTON | B23 6LR

BULLEYS
CHARTERED SURVEYORS



TO LET

PROMINENT ROADSIDE COMMERCIAL PREMISES **4,777 SQ FT**

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KEY POINTS

- Prominent Roadside Position
- Suitable for Trade Counter Use
- Roller Shutter Door Access
- Secure Gated Parking
- Excellent M6 Motorway Connectivity
- LED Lighting Throughout
- Easy Access to Birmingham City Centre
- Short Distance to Erdington High Street and Railway Station

LOCATION

The property occupies a prominent roadside position on Gravelly Lane in Erdington, within a short distance of Erdington High Street and Erdington railway station. The location offers excellent visibility to passing traffic and is well suited to trade counter, showroom and light industrial occupiers, with the benefit of excellent parking at the rear.

The property is ideally positioned for access to the wider Birmingham area, being approximately 1½ miles from Junction 6 of the M6 motorway (Spaghetti Junction). Sutton Coldfield is also within easy reach, with Birmingham City Centre located approximately 4 miles away, providing access to a broad local and regional customer base.

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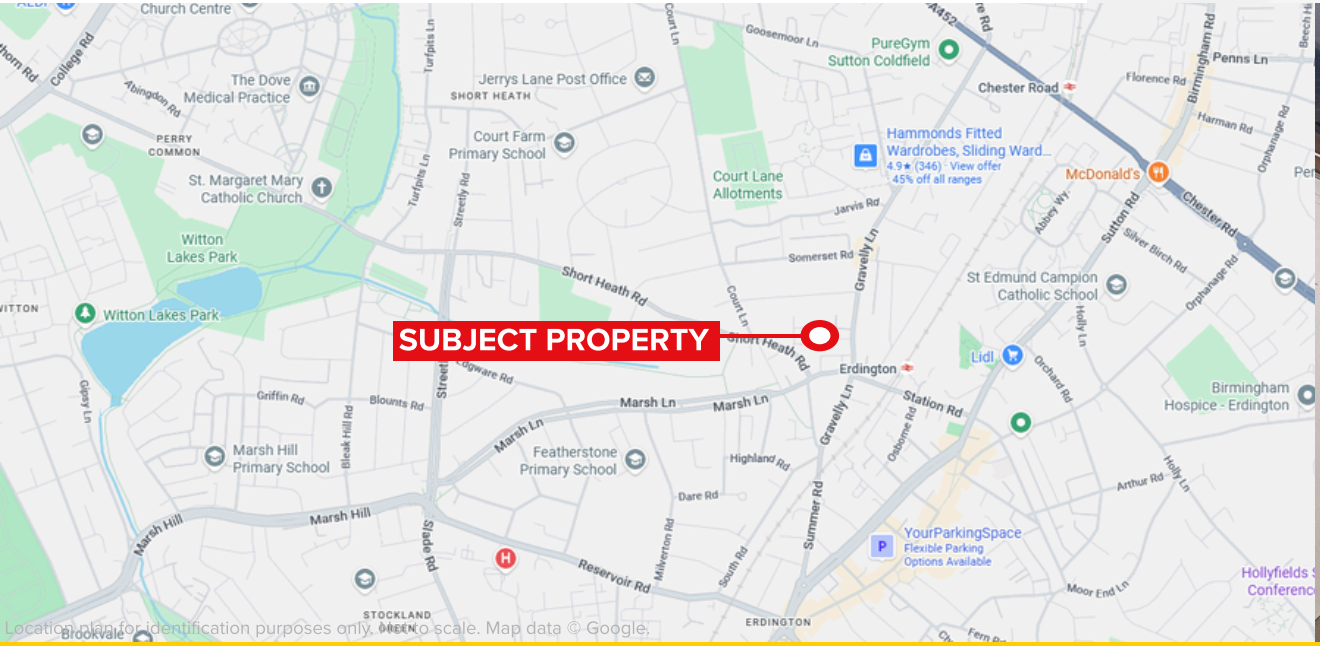
DESCRIPTION

The property comprises a single storey commercial premises of brick construction beneath a pitched sheet roof, with a concrete floor. The building provides a prominent frontage incorporating pedestrian access and roller shutter access. Internally, the accommodation is predominantly open plan with ancillary storage, a kitchenette and WC facilities to the rear. The walls are plastered and painted incorporating LED strip lighting throughout. The premises benefit from mains gas, electricity and water, together with an alarm system.

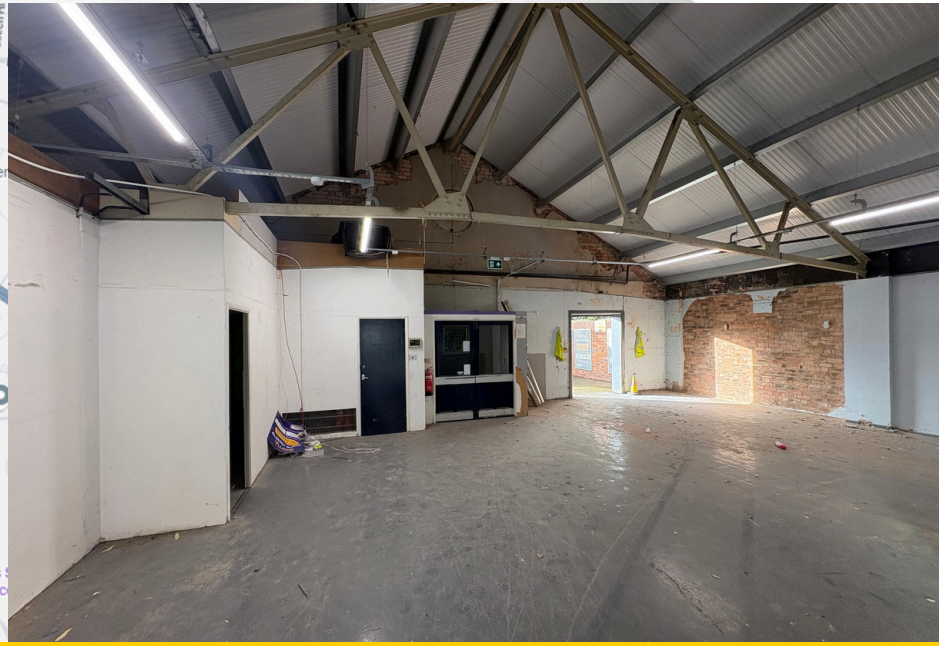
Externally, the property benefits from two vehicular access points off Gravelly Lane and Station Road, providing access to secure rear parking facilities and offering ample parking provision for occupiers. The rear parking area is accessed via a recently resurfaced tarmac service road leading from Gravelly Lane.

ACCOMMODATION

92	4,777 ft²	444 m²
TOTAL	**4,777 ft²**	**444 m²**



Location plan for identification purposes only, not to scale. Map data © Google.



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ANTI-MONEY LAUNDERING

The tenant(s) will be required to satisfy the landlord in accordance with AML Regulations.

BUSINESS RATES

We are advised by the Valuation Office Agency website that the assessment is as follows:

Rateable Value £36,000 (26/27)

Interested parties should enquire to the Local Authority to confirm their specific liability.

EPC

An EPC has been commissioned and will be available shortly.

LEGAL COSTS

Each party shall be responsible for their own costs incurred in the transaction.

RENTAL

£50,000 per annum.

VAT

VAT is applicable.

Misrepresentation Act: These particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Date prepared November 2026.

VIEWINGS

Strictly by appointment via the Oldbury Office on **0121 544 2121**



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