Cottons

CHARTERED SURVEYORS

TO LET
Ground-Floor Shop/Business Premises, 630 Bristol Road South, Northfield, Birmingham, B31 2JR

£9,500, per annum, exclusive





- Main road frontage to Bristol Road South (A38)
- EPC Rating C-55
- Versatile Class E Use
- Qualifying occupiers benefit from small business rates relief
- New lease - terms by negotiation (Maisonette above excluded)
- Close to Northfield Town Centre and Grosvenor Shopping Centre

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
Tel: 0121 247 2233 Email: auctions@cottons.co.uk
www.cottons.co.uk

To Let - Economical Town Centre shop or business premises, fronting Bristol Road South (A38), on the fringe of Northfield Town Centre. The premises benefit from versatile Class E Use and are self-contained, offering retail, office, storage, kitchen and toilet accommodation. The residential accommodation above is not included. Rent £9,500 per annum, exclusive.

Location

The premises are located in Northfiled on the fringe of the Town Centre and not far from the Grosvenor Shopping Centre. The premises are highly visable, fronting the busy A38 trunk road and benefit from limited on-street car parking in front of the shop. Adjacent or nearby traders include a newsagent, beauticians, hot food takeaway, computer repair shop, tattoo parlour, and launderette and hardware shop.

Description

The premises comprise a self-contained ground-floor lock-up shop, forming part of a middle-of-terrace three-storey building. The maisonette above the shop is not included and is seperately let.

Accommodation

Retail Area 492 sq ft. (45.7 sq m) Office/Store/kitchen 103 sq ft. (9.6 sq m.) Outside store 16.3 sq ft. (1.5 sq m.) and toilet

Lease

The premises are offered To Let by way of a new Effective Tenant's Full Repairing and Insuring Lease, for a minimum term of 3-years certain, from completion.

Rent

£9,500, per annum, exclusive, payable quarterly in advance, and exclusive of VAT, where applicable.

Rating Assessment

We have made informal enquiries of the Valuation Office Agency, and understand the premises have a Ratable Value of £9,200 in the 2026 Rating List. By virtue of the premises low ratable value, qualifying occupiers will benefit from Small Business Rates Relief. Interested parties are advised to establish their individual liability for Business Rates, by reference to the charging authority, Birmingham City Council.

Energy Performance Certificate (EPC)

Please see the Energy Performance Certificate attached to these particulars, rating C-55.

Legal Costs

Each party shall bear their own Legal Costs incurred in connection with the preparation and completion of the new lease.

Viewings

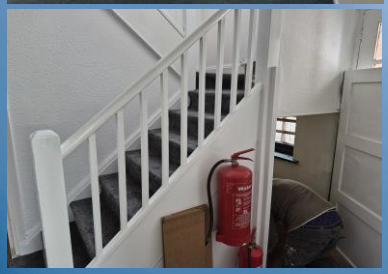
Strictly by prior appointment with the Sole Letting Agents, Cottons Chartered Surveyors, Telephone 0121 247 2030, email: ssutton@cottons.co.uk, astarkey@cottons.co.uk.











Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

Need a solution with a property matter? Cottons can assist;

Residential Sales	0121 247 4747 sales@cottons.co.uk	**Residential Lettings**	0121 247 2299 lettings@cottons.co.uk
Auctions	0121 247 2233 auctions@cottons.co.uk	**Commercial Sales & Lettings**	0121 247 4747 commercial@cottons.co.uk
Property Management	0121 247 2030 property@cottons.co.uk	**RICS Valuations**	0121 247 4747 sales@cottons.co.uk

RICS™ ARMA nava | propertymark PROTECTED arla | propertymark PROTECTED naea | propertymark PROTECTED The Property Ombudsman