

206 STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3AQ



TO LET

GROUND FLOOR RETAIL

675 sq.ft/63 sq.m

- Located on the main Stratford Road, Shirley (A34).
- Major retailers close by include Costa Coffee and Nandos with entrance to the new Parkgate Shopping Centre and car park in close proximity.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The property is situated within a well established parade in the heart of Shirley on the main Stratford Road (A34), which is one of the main arterial routes into Birmingham City Centre from the M42.

Within the parade are Costa, Nandos and Consol, with the entrance to the new Parkgate Shopping Centre and car park in very close proximity.

DESCRIPTION

The premises comprise a ground floor lock-up shop currently trading as 'Debra'.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR:

Internal Width (Average):	19'9"	6.0 m
Shop Depth:	28'10"	8.8 m
Net Sales Area:	570 sq ft	53 sq m
Rear Storage:	105 sq ft	10 sq m
Total Floor Area:	675 sq ft	63 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£22,500 per annum (exclusive of rates).

RATES

We are advised that the rating assessment is as follows:

Rateable Value: £18,750.

Rates payable 2017-2018: £8,981.

Please contact the Local Authority for further information.

SERVICE CHARGE AND BUILDINGS INSURANCE

The tenant will be liable for the payment of building insurance and this is currently approximately £206.00 per annum.

The tenant will be liable for the payment of the variable service charge and this is currently approximately £250.00 per annum.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be available shortly.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is payable on all sums due under the lease.

VIEWINGS

Strictly by appointment with:

Steve Piercy MRICS
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.