

293-295 SHAFTMOOR LANE, HALL GREEN, BIRMINGHAM,  
B28 8SL



**TO LET**

**SUBSTANTIAL  
GROUND FLOOR RETAIL OUTLET**

**2,016 sq.ft/187.29 sq.m**

- Forecourt Parking.
- Off street loading/roller shutter door access to the rear.
- Substantial display windows with the benefit of an electrically operated security shutter.
- Substantial frontage onto Shaftmoor Lane
- Circa three miles south east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

# 293-295 SHAFTMOOR LANE, HALL GREEN, BIRMINGHAM, B28 8SL

## LOCATION

The subject premises enjoys an extensive frontage onto Shaftmoor Lane (B4217), situated within close proximity to the island Inter-section with Cateswell Road.

Surrounding areas are densely populated residential.

Shaftmoor Lane provides direct access to the main Stratford Road (A34).

Birmingham City Centre is situated approximately 3 miles north west.

## DESCRIPTION

The subject premises provides substantial, ground floor, retail accommodation, including ancillary storage.

Benefits include:

- Forecourt parking.
- Electrically operated roller shutter door access to the rear.
- Substantial, full height glazed display windows, with the benefit of an electrically operated security shutter.
- Off street loading to the rear.
- Fluorescent strip lighting.
- Solid concrete floor structures throughout.

## ACCOMMODATION

**2,016 sq.ft./187.29 sq.m.**

## TENURE

The property is available on the basis of a 5 year, internal repairing and insuring lease only.

## RENTAL

**£14,000 p.a. exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage. No mains gas.

## VAT

VAT is not applicable.

## BUSINESS RATES.

Rateable Value: £11,750

Rates Payable: circa £5,757

Small Business Rates Relief may apply.

## PLANNING

We are advised that the subject premises can be utilised on the basis of Use Class A1 (Retail). Any interested party should make their own proper enquiries with the local planning authority. We are of the opinion that the property is suitable for a variety of uses.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable costs.

### **For More Information Contact:**

Robert Taylor BSc MRICS

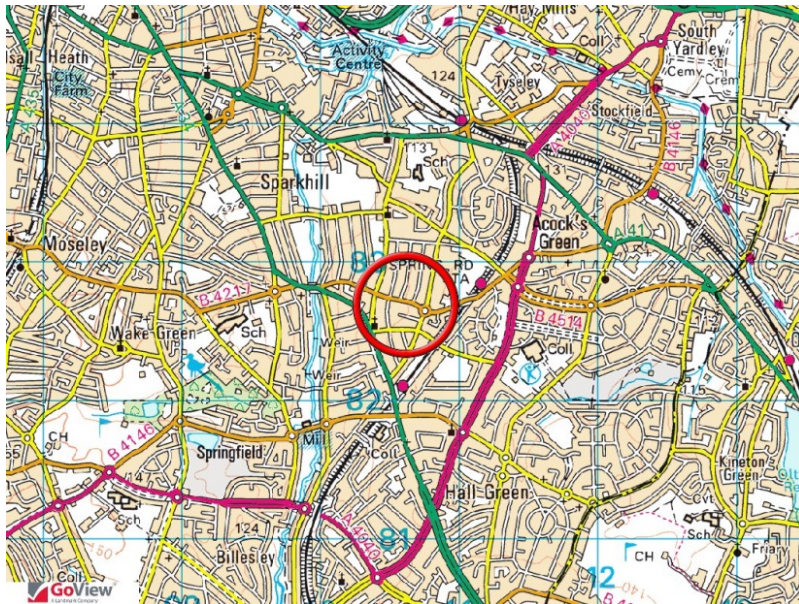
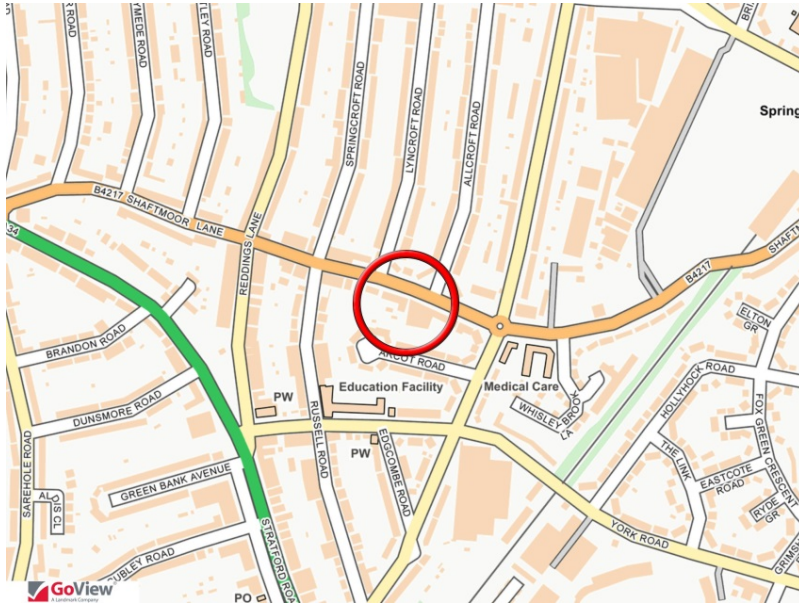
T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

293-295 SHAFTMOOR LANE, HALL GREEN, BIRMINGHAM,  
B28 8SL



293-295 SHAFTMOOR LANE, HALL GREEN, BIRMINGHAM,  
B28 8SL



293-295 SHAFTMOOR LANE, HALL GREEN, BIRMINGHAM,  
B28 8SL



293-295 SHAFTMOOR LANE, HALL GREEN, BIRMINGHAM,  
B28 8SL

**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.