

492 SHELDON HEATH ROAD, SHELDON HEATH, BIRMINGHAM,
B26 2RU



TO LET

GROUND FLOOR RETAIL PREMISES

1,300 sq.ft/120.83 sq.m

- Forming part of a three storey development.
- The upper floors provide 14 apartments.
- Surrounding areas are densely populated residential.
- Forming part of an extremely busy local retail parade.
- 3 off-street car parking spaces.



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LOCATION

The development occupies an extremely prominent position, fronting Sheldon Heath Road, situated adjacent to the island inter-section with The Radleys, Brays Road and Church Road.

Immediate surrounding areas are densely populated residential.

The development forms part of an extremely busy local retail parade.

Birmingham City Centre is located approximately 4½ miles north west.

DESCRIPTION

The development, when completed will comprise 2 ground floor retail outlets (including subject premises) and 14 self contained apartments situated at first and second floors.

The subject premises will be completed to “shell”. The landlord will install a suitable shop frontage meeting any prospective tenants requirements.

TENURE

The property is available on the basis of a 5 year FRI lease (5 year review pattern).



ACCOMODATION

1,300 SQ.FT/120.83 SQ.M

RENTAL

£17,500 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

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VAT

VAT will be applicable.

GENERAL RATES

The unit, as yet, has not been separately assessed. Further information is available from the joint letting agents.

TOWN PLANNING

Use Class A1 (retail).

MAINS SUPPLIES

The property will have the advantage of mains electricity, gas, water and drainage.

FORECOURT PARKING

It should be noted that it is the intention of the council to create a layby, in front of the development, providing short term car parking.

LEGAL COSTS

Each party to bear their own proper legal costs.

VIEWING

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NOTICE

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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.