

304 STRATFORD ROAD, SPARKHILL, B11 1AA



TO LET

HIGH QUALITY RETAIL/
STUDIO/SHOWROOM/OFFICE
ACCOMMODATION

1,616 SQ.FT/ 150.18 SQ.M

- Currently utilised on the basis of a hairdressing/beauty salon
- 10 off-street car parking spaces (rear)
- Refurbished to an extremely high standard.
- Prominent position, fronting the main Stratford Road
- Adjoining Subway and located directly opposite Aldi
- Substantial display window
- Gas fired central heating



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LOCATION

The subject premises enjoys an extremely prominent position, fronting Stratford Road (A34 – main arterial route – considerable traffic flow), situated within close proximity to the inter-section with Highgate Road/Walford Road.

We understand that considerable improvements are proposed with regard to the aforementioned inter-section over the next 12 months, creating a "gateway" to Birmingham's famous Balti sector.

The property forms part of an extremely busy, local retail centre, adjoining a Subway fast food outlet and located directly opposite an Aldi Supermarket.

Surrounding areas are densely populated residential .

Birmingham City Centre is located approximately 1 ½ miles north west.

DESCRIPTION

The subject premises comprise an end of terrace, three storey structure, recently refurbished to an extremely high standard.

Benefits include:

- 10 off-street car parking spaces.
- Gas fired central heating.
- Substantial display window with the benefit of an electrically operated security shutter.
- Windows are double glazed.
- Movement sensitive lighting.
- Floor coverings are predominantly laminate.
- Fully alarmed.

ACCOMMODATION

1,616 SQ.FT/150.18 SQ.M

TENURE

The property is available on the basis of a 5 year, full repairing and insuring lease agreement at an asking rental of **£25,500 (Twenty Five Thousand, Five Hundred Pounds)** per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

RATING ASSESSMENT

The current occupier pays £1,250 per annum - business rates – Small Business Rates Relief.

ANNUAL INSURANCE PREMIUM

The tenant will be responsible for the payment of the annual insurance premium - cost circa £1,212.

VAT

VAT is not applicable

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:

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SMB
Stephens McBride

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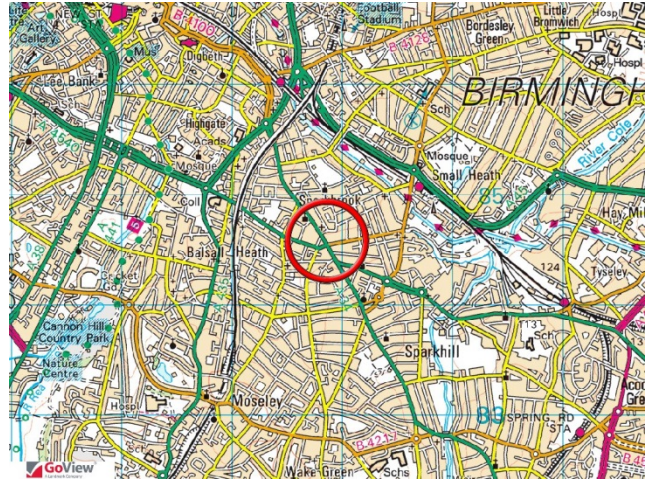


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Parking



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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.