

119/121 ALCESTER ROAD, MOSELEY, BIRMINGHAM, B13 8DD



## TO LET

### GROUND FLOOR RETAIL

**1,500sq.ft/139.25sq.m**

- Double fronted – prominent position.
- Situated at the heart of Moseley Village – within close proximity to the main intersection with Salisbury Road/St Mary's Row.
- Suspended ceilings/recessed lighting.
- Off-street car parking.
- Suitable for a variety of uses.



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)

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## LOCATION

In terms of Moseley Village, the subject premises occupies a prime location, enjoying a substantial onto Alcester Road (A435), adjoining the main intersection with Salisbury Road (B4217) and St Mary's Row.

Moseley is an affluent and densely populated residential suburb.

The main retail centre is extremely popular, including many niche retail outlets/coffee shops, restaurants/wine bars/public houses, (Pizza Express/Bulls Head,/Prince of Wales/Bohemia,/Damascena), Sainsburys and Co-op supermarkets, Costa Coffee, William Hill turf accountants and a Boots Pharmacy.

Moseley is situated approximately 2.5 miles south of Birmingham city Centre.

## DESCRIPTION

The subject premises comprise a double-fronted, ground floor retail outlet, suitable for a variety of uses.

Suspended ceilings. Recessed lighting.

Off-street parking to the rear (circa four spaces).

## TENURE

The property is available on the basis of a ten year lease agreement (five year review pattern).

## ASKING RENTAL LEVEL

**£33,000 p.a.** exclusive.

## RENTAL PAYMENTS

Quarterly in advance.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

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

## RATEABLE VALUE/RATES PAYABLE

Rateable Value: **£31,250**

Rates Payable: Circa **£15,000**

## VAT

VAT is not applicable.

## MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage.

## PERMITTED USE

The permitted use is Sui-Generis (betting shop).

We are of the opinion that the property is suitable to be utilised on the basis of a variety of uses, including retail (Use Class A1)/coffee shop/restaurant/fast food outlet.

Any interested party should make their own proper enquiries of the local planning authority.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

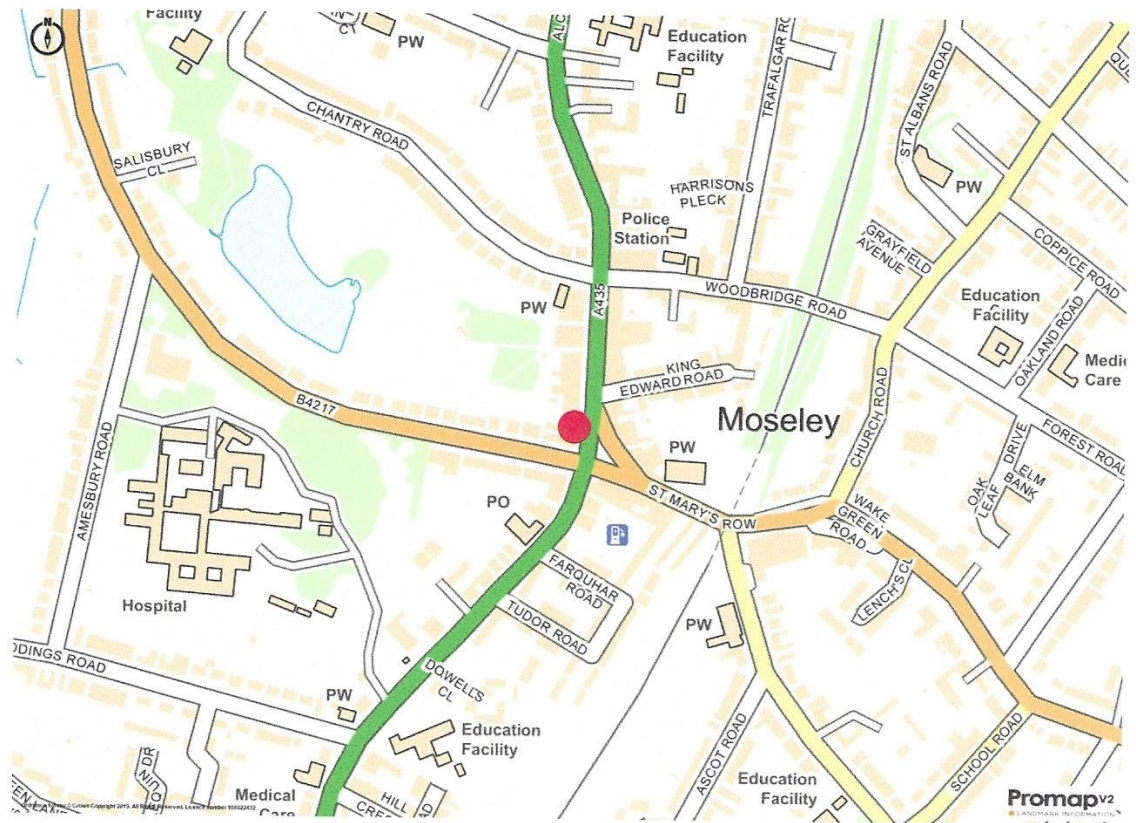
## LEGAL COSTS

Each party to bear their own proper legal costs.

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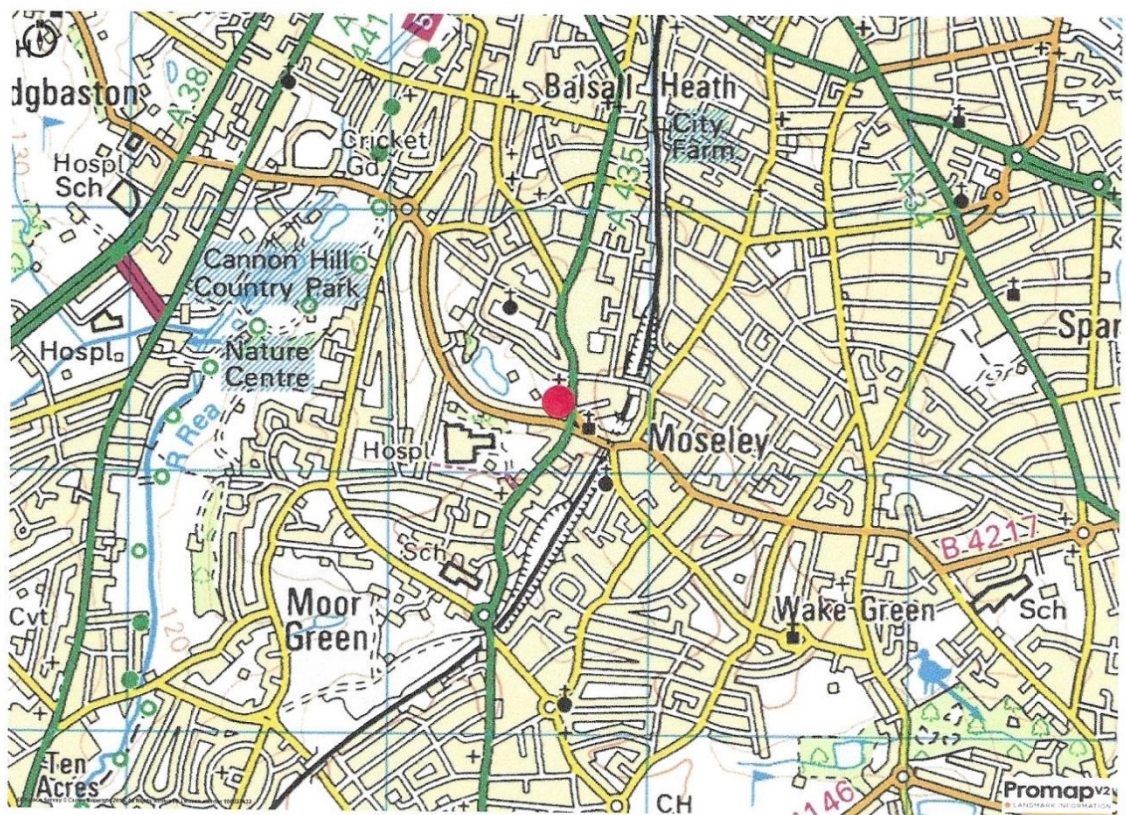


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**NOTICE**

**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.