

129 ALCESTER ROAD, BIRMINGHAM, B13 8DD



## TO LET

### GROUND FLOOR RETAIL

**Circa 2,000 sq.ft/185.8 sq.m  
(plus extensive basement accommodation)**

- Prominent corner position (return frontage), situated at the inter-section of Alcester Road (A435 – main arterial route) and Salisbury Road (B4217).
- Situated at the heart of Moseley Village. Occupiers within close proximity include an M&S Food Hall, Co-Op & Sainsburys supermarkets, Costa Coffee, Subway, and Wetherspoons.
- Off-street car parking.
- Suitable to be utilised on the basis of a variety of uses.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises occupies an extremely prominent position, situated at the inter-section of Alcester Road (A435 – considerable traffic flow) and Salisbury Road (B4127).

Moseley Village has become an extremely popular destination location, including numerous restaurants, coffee shops, public houses, takeaways and niche retail occupiers.

Surrounding areas are densely populated residential.

Birmingham City Centre is located approximately 4 miles due north.

## DESCRIPTION

The subject premises comprise self contained, ground floor retail (return frontage) , suitable to be utilised on the basis of a variety of uses (former Boots Chemist).

Full height glazed display window.

Off-street car parking.

## ACCOMMODATION

**Circa 2,000 sq.ft/185.8 sq.m  
(plus extensive basement accommodation)**

It should be noted that the main retail sales area extends to circa **1,200 sq.ft/111.48 sq.m.**

## TERM

The property is available on the basis 10 year lease agreement (5 year review pattern).

## **For More Information Contact:**

Robert Taylor BSc MRICS

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## ASKING RENTAL LEVEL

**£50,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## BUSINESS RATES

As yet, the property has not yet been separately assessed.

Further information is available from the sole letting agents.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## OCCUPATION

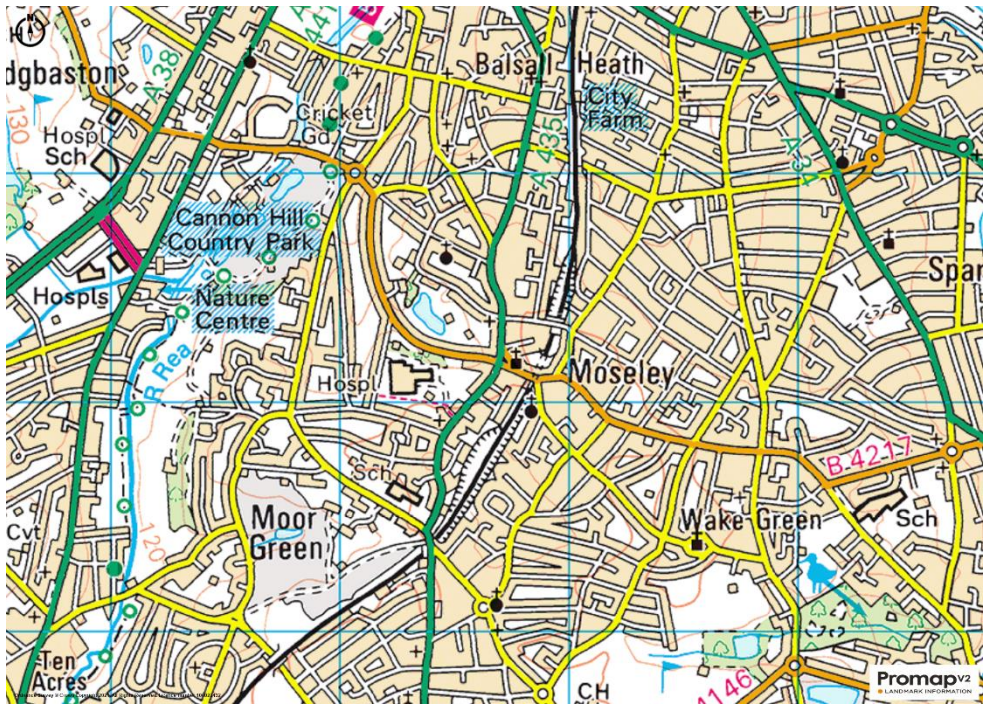
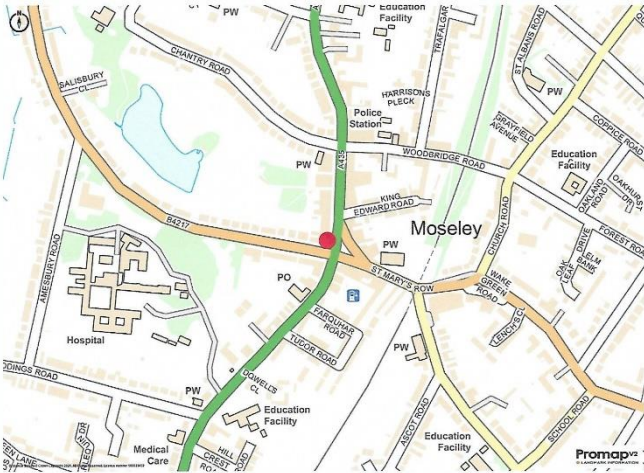
Immediate occupation is available on completion of all legal formalities.

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**SMB**  
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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.