

21/23 BARR STREET, HOCKLEY, BIRMINGHAM, B19 3EH



TO LET

GROUND FLOOR & FIRST FLOOR
RETAIL/OFFICE ACCOMMODATION

1,144 sq.ft/106.28 sq.m

- Glazed frontage/external security shutters
- Recently refurbished to a high standard
- Kitchen & toilet facilities
- Ease of access to the main Great Hampton Street/Constitution Hill (B4100)
- Circa, 0.5 of a mile from Birmingham City Centre
- Ease of access to the national motorway network



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject premises enjoys direct frontage onto Barr Street, within close proximity to the intersection with Harford Street.

Surrounding areas are commercial in nature, although benefitting from considerable regeneration/redevelopment – residential.

Harford Street provides direct access to Great Hampton Street (main arterial route – considerable traffic flow), which in conjunction with Constitution Hill/Old Snow Hill, provides direct access to Birmingham City Centre (circa, 0.5 of a mile south east).

Ease of access to the Middle Ring Road/Aston Expressway/motorway network.

DESCRIPTION

The subject premises provides mid terraced, 2 storey accommodation (split equally).

Excellent natural light.

The main display windows have the benefit of external, electrically operated security shutters.

Suitable to be utilised on the basis of a variety of uses.

Kitchen & toilet facilities.

Fully refurbished to a high standard.

ACCOMMODATION

1,144 sq.ft/106.28 sq.m

MAINS SUPPLIES

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

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

TERM

The property is available on the basis of either a 3 or 5 year lease agreement.

ASKING RENTAL LEVEL

£13,000 p.a.x.

Payable quarterly in advance

VAT

VAT is not applicable

BUSINESS RATES

Rateable Value - **£5,500**

Rates payable circa, **£2,750**

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

Viewing & Further Information;

Robert Taylor BSc MRICS

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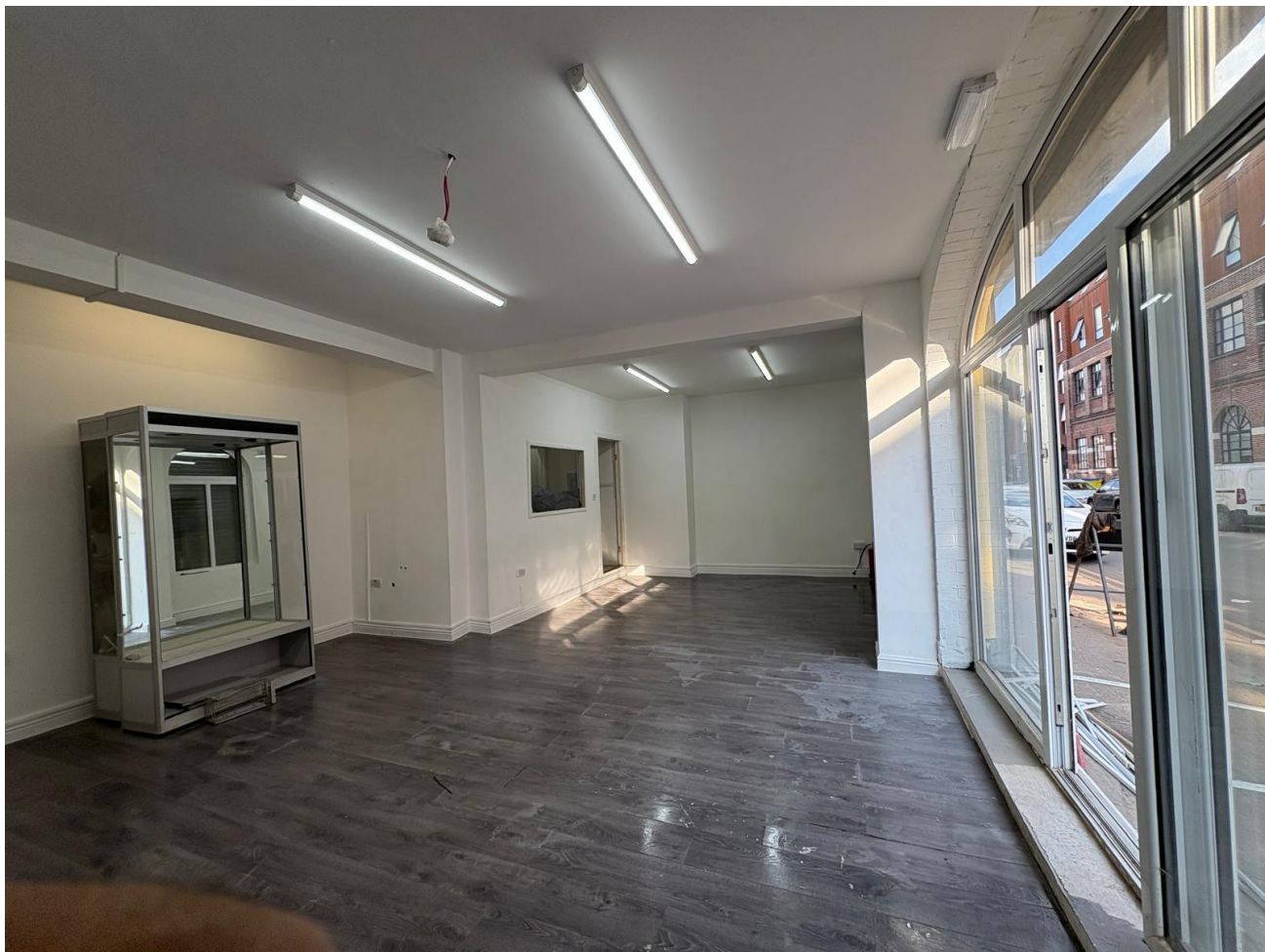
Oliver Beard

T: 07754 619 934

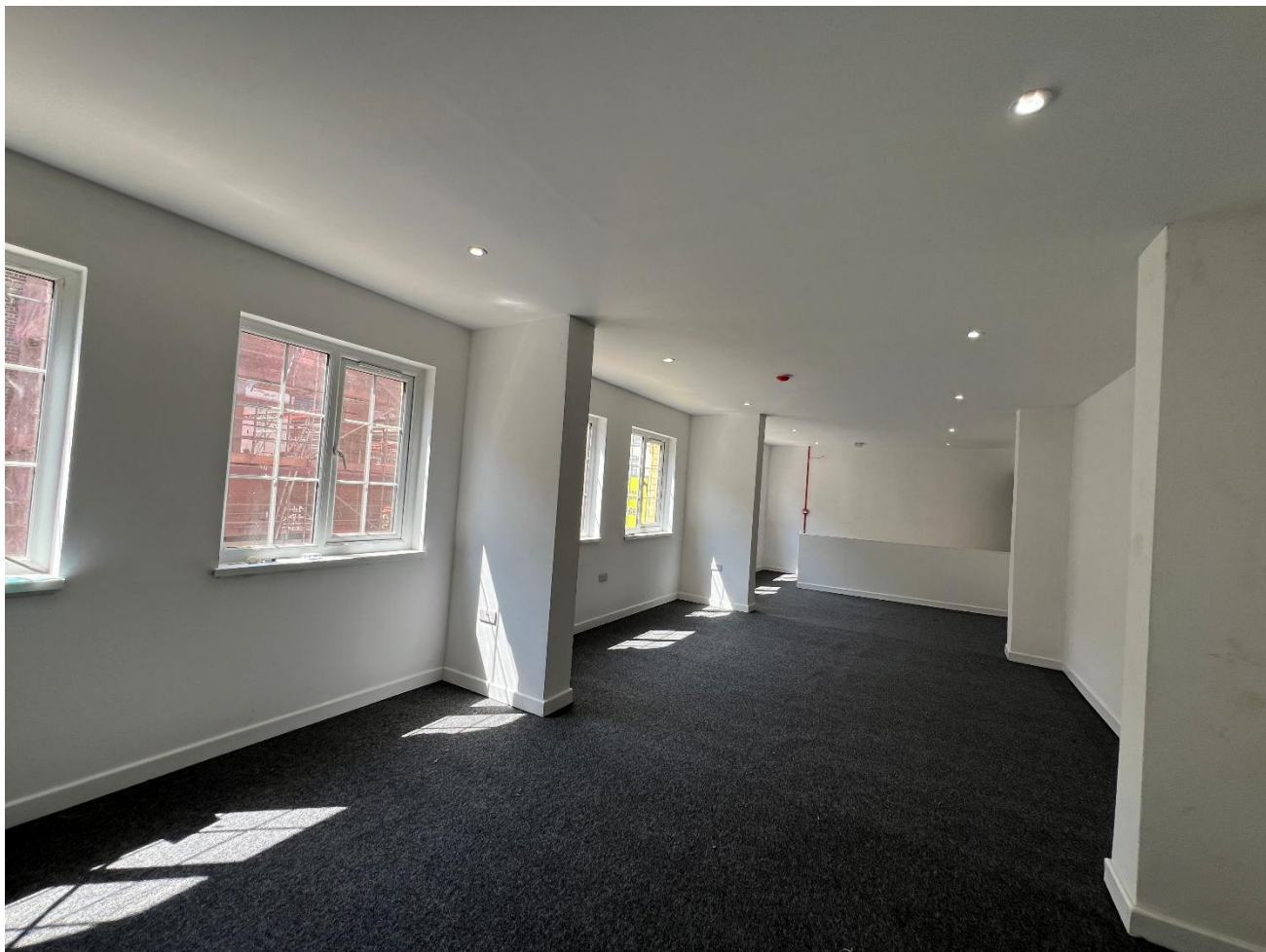
E: ollie@smbsurveyors.com

SMB
Stephens McBride

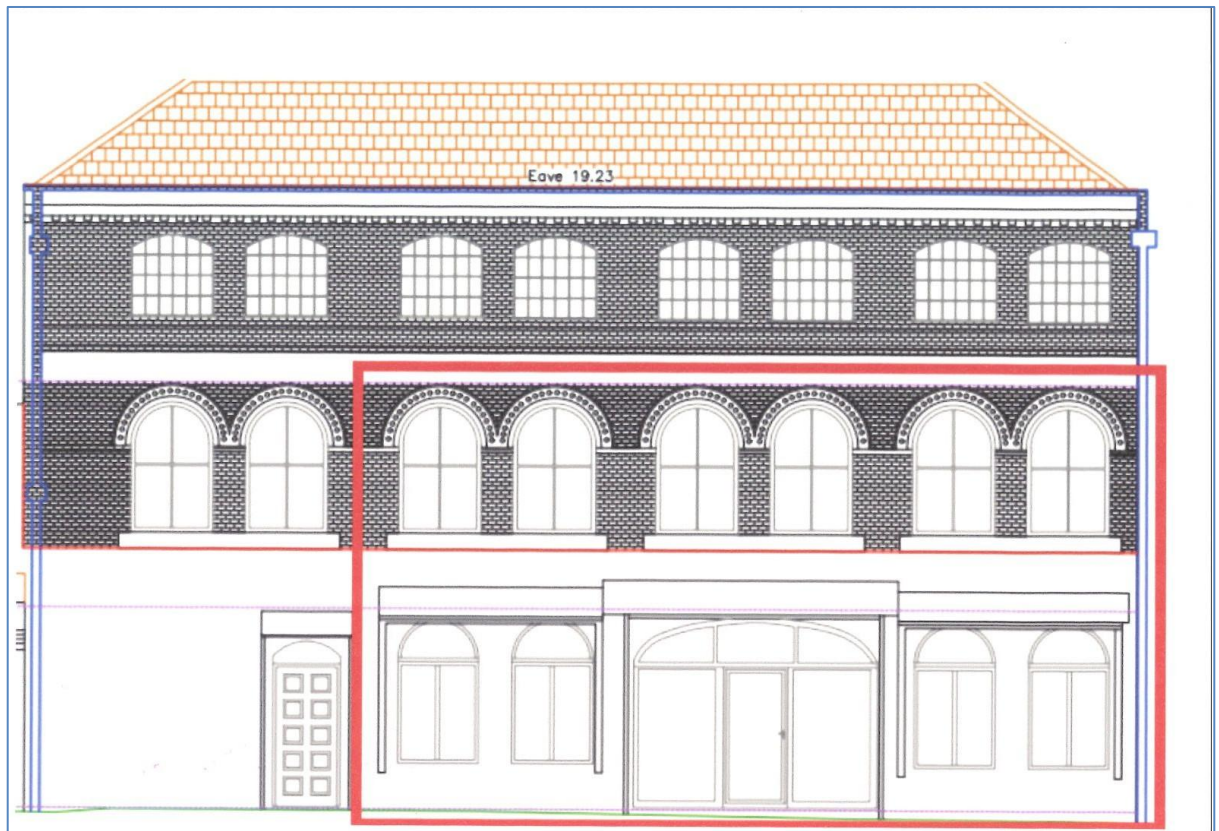
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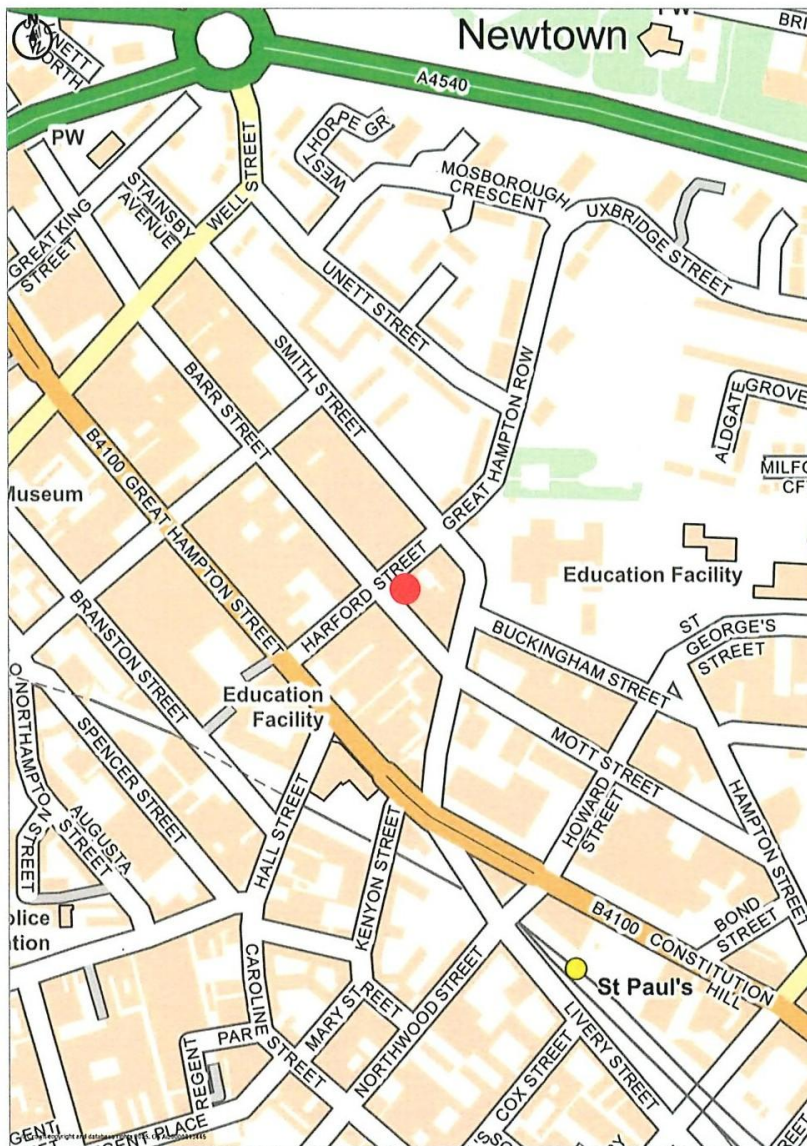
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NOTICE

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.