

1398 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B25 8AE



TO LET

GROUND FLOOR RETAIL

750 sq.ft/69.68 sq.m

- Frontage onto the main Coventry Road (A45) – considerable traffic flow
- Refurbished to a high standard – suspended ceilings/recessed lighting
- Allocated off street car parking to the rear
- Kitchen & toilet facilities
- Circa, 3.75 miles from Birmingham City Centre
- Unmetered, kerbside street parking nearby
- Suitable to be utilised on the basis of a variety of uses



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

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

1398 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B25 8AE

LOCATION

The subject premises occupies a prominent position, fronting Coventry Road (A45 – main arterial route – considerable traffic flow), situated within close proximity to the island intersection with Church Road and Stockfield Road (“Yardley Island”).

Birmingham City Centre is located approximately 3.75 miles north west.

Surrounding areas are densely populated residential (Equipoint/Swan Courtyard), including the Swan Shopping Centre.

Birmingham International Airport and Railway, NEC and junction 6 of the M42 motorway are situated approximately 4 miles south east (direct dual carriageway access via Coventry Road)

DESCRIPTION

The subject premises provides open plan, ground floor retail, including toilet and kitchen facilities to the rear.

Full height glazed frontage, with the benefit of an electrically operated security shutter.

Suspended ceilings/recessed lighting.

Laminate floor coverings.

ACCOMMODATION

750 sq.ft/69.68 sq.m

ASKING RENTAL LEVEL

£16,000 pax

Payable quarterly in advance.

TERM

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

VAT

VAT is **not** applicable

BUSINESS RATES

(April 2026)

Rateable value - **£7,700**

Rates payable circa, **£3,800 pa**

It is important to note, Small Business Rates Relief may apply.

USE

Retail

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

MAINS SUPPLIES

Primary metered mains electricity, water and drainage. No mains gas.

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

T: 07831 627 117

E: robert@smbsurveyors.com

Oliver Beard

T: 07754 619 934

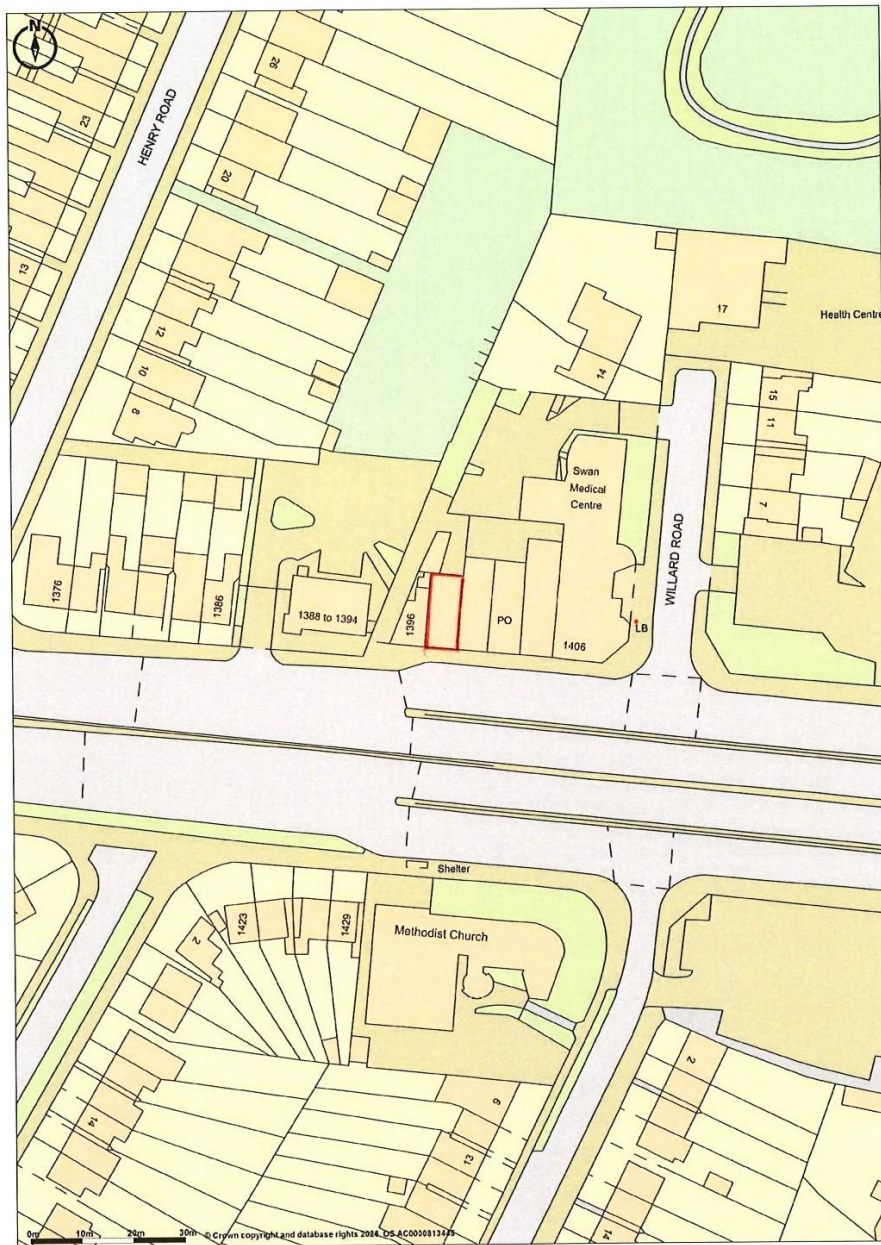
E: ollie@smbsurveyors.com

SMB
Stephens McBride

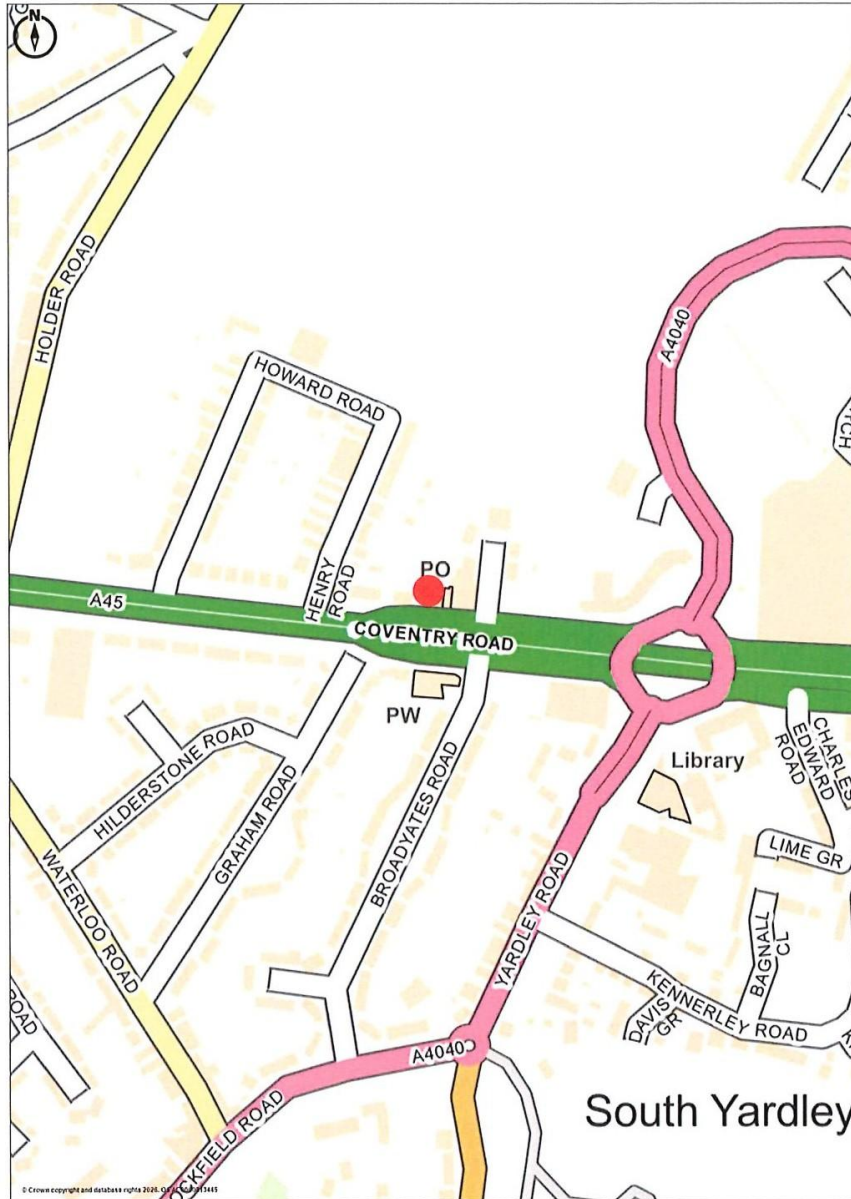
1398 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B25 8AE



1398 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B25 8AE



1398 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B25 8AE



1398 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B25 8AE

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.