

1612 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B26 1AL



## TO LET

SELF-CONTAINED  
GROUND FLOOR  
RETAIL ACCOMMODATION

**530 sq.ft/49.26 sq.m**

- Direct frontage onto Coventry Road (A45 – main arterial route – considerable traffic flow).
- Within close proximity to the Swan Shopping Centre/Tesco.
- Substantial display window/external, electrically operated security shutter.
- Communal forecourt parking.
- Circa 2.5 miles south east of Birmingham city centre.
- Circa 4 miles from Junction 6 of the M42 motorway, NEC and Birmingham Internal Airport & Railway.



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, West Midlands, B91 3DL  
Tel: 0121 706 7766  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

# 1612 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B26 1AL

## LOCATION

The subject premises forms part of a terraced retail parade, enjoying direct frontage onto Coventry Road (A45 – main arterial route – considerable traffic flow).

The property is within close proximity to the Swan Shopping Centre/Tesco.

Coventry Road provides direct dual carriageway access to Junction 6 of the M42 motorway, NEC and Birmingham International Airport & Railway – circa 4 miles south east.

Birmingham city centre is located approximately 2.5 miles north west.

## DESCRIPTION

The subject premises provides self-contained, ground floor retail accommodation.

Substantial display window, with the benefit of an external, electrically operated security shutter.

Recently refurbished .

Suspended ceilings/recessed lighting.

## TENURE/RENTAL

The property is available on the basis of a 5 year, internal repairing and insuring lease, at an asking rental level of **£6,750 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)

## VAT

VAT is not applicable.

## BUSINESS RATES

Rateable Value: **£4,150**

Rates Payable: **Circa £2,000**

Small Business Rates Relief may apply.

## TOWN PLANNING

Permitted Use – E.

The property was previously utilised as a desert parlour – any interested party should make their own proper enquiries of the planning authority.

## MAINS SUPPLIES

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

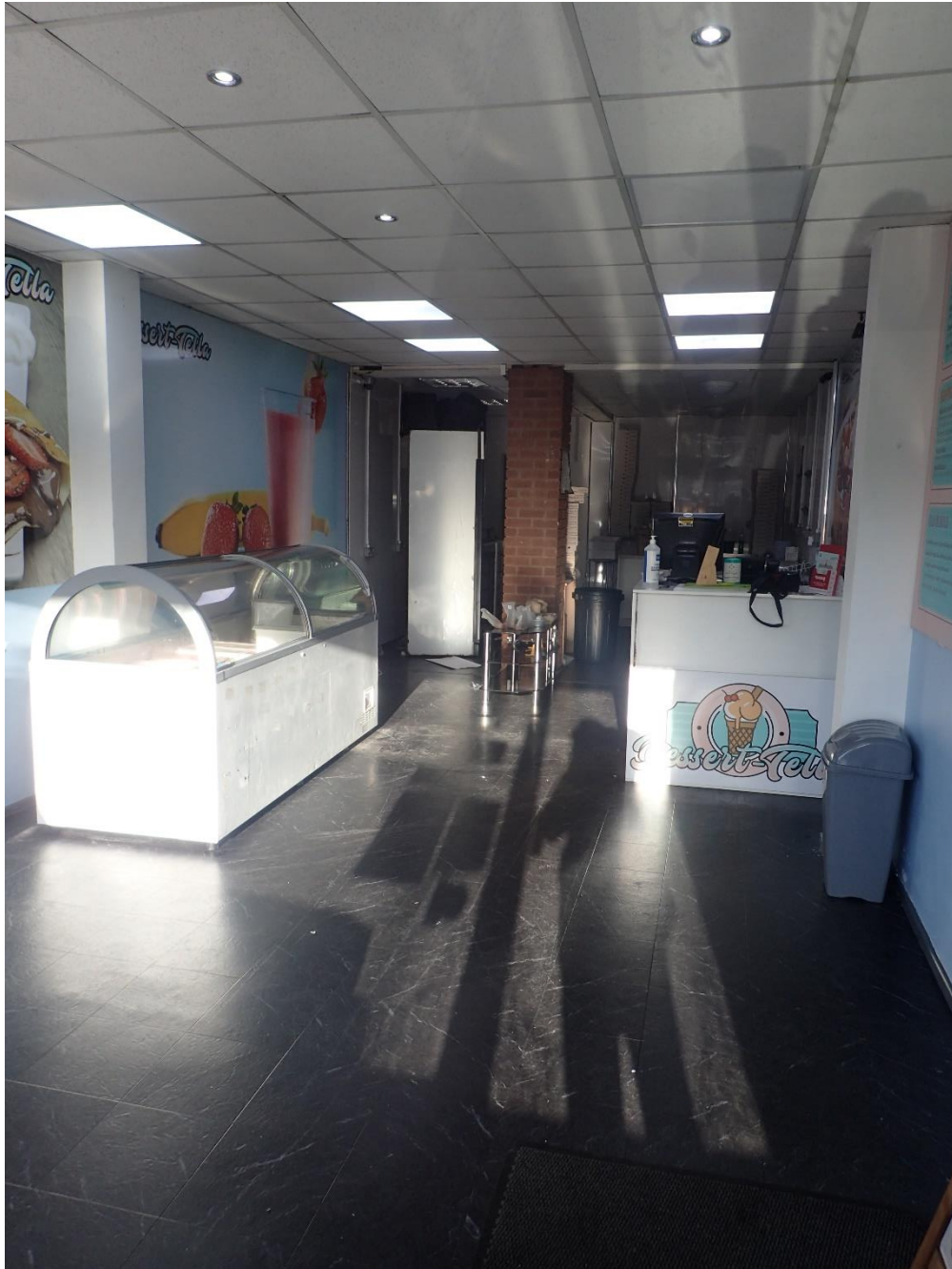
## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

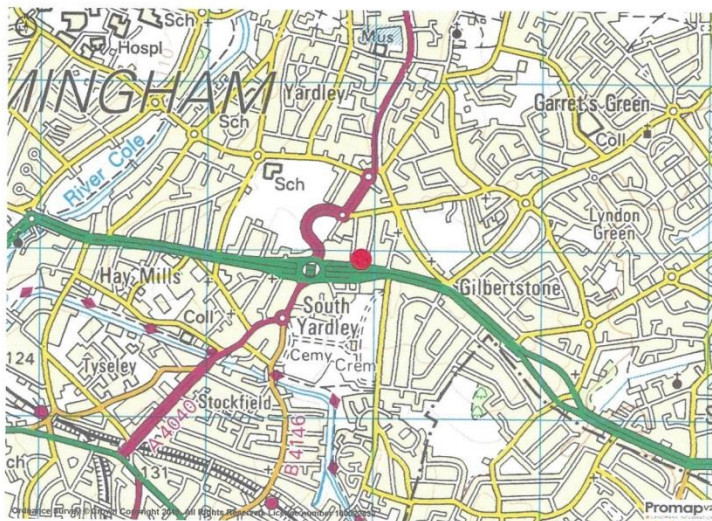
Each party to bear their own proper reasonable legal costs.

1612 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B26 1AL





# 1612 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B26 1AL



# 1612 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B26 1AL



1612 COVENTRY ROAD, YARDLEY. BIRMINGHAM, B26 1AL

**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.