

1729 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B26 1DT



TO LET

GROUND FLOOR RESTAURANT/HOT
FOOD TAKE AWAY/RETAIL

1,309 sq.ft/121.61 sq.m

- Full height, glazed display windows, with the benefit of an external, electrically operated security shutter.
- Communal, forecourt parking.
- Suspended ceiling – recessed lighting.
- Surrounding areas are densely populated residential.
- Circa, 6 miles south east of Birmingham City Centre.
- Direct frontage onto the main Coventry Road – arterial route – considerable traffic flow.



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LOCATION

The subject premises forms part of a terraced retail parade, fronting Coventry Road (main arterial route – considerable traffic flow), adjoining the intersection with Steyning Road

Birmingham City Centre is located approximately 6 miles north west (direct dual carriageway access via Coventry Road/Small Heath Highway).

Surrounding areas are densely populated residential (development ongoing – flats/apartments).

Birmingham International Airport & Railway, NEC and Junction 6 of the M42 motorway are situated approximately 3.5 miles south east.

DESCRIPTION

The subject premises provides well maintained, ground floor restaurant/hot food take away/retail accommodation.

Advantages include;

- Glazed frontage, with the benefit of an external, electrically operated security shutter.
- Communal forecourt parking.
- Recently Renovated interior.
- Suspended ceiling/recessed lighting.
- Laminate flooring.

ACCOMMODATION

1,309 sq.ft/121.61 sq.m

RENTAL

£17,500 pax.

TERM

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

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable

BUSINESS RATES

Rateable Value (April 2023): **£10,250**

Rates Payable circa: **£5,125**

Small business rates relief may apply.

TOWN PLANNING

We are advised, the subject premises can be utilised on the basis of a restaurant/hot food take away.

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

Alternative uses will be considered – retail/professional services.

MAINS SUPPLIES

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

Fixtures & Fittings

Internal fixtures and fittings/appliances, can be acquired by separate negotiation.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

For More Information Contact:

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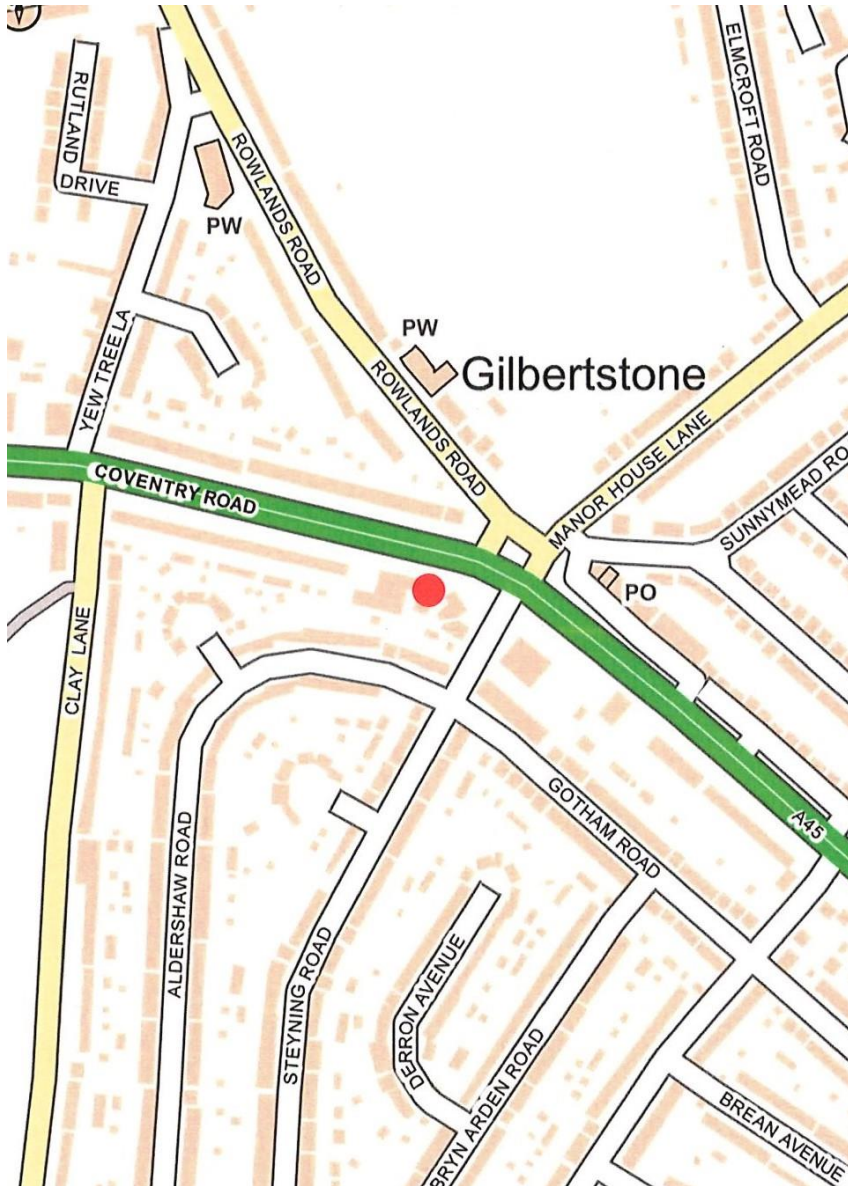
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NOTICE

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.