

1770 COVENTRY ROAD, SOUTH YARDLEY, BIRMINGHAM,  
B26 1PB



## TO LET

GROUND FLOOR RETAIL  
(SUITABLE TO BE UTILISED ON THE  
BASIS OF A VARIETY OF USES).

**950 sq.ft/88.26 sq.m**

- Recently refurbished to a high standard.
- Full height glazed display windows, with the benefit of an external, electrically operated security shutter.
- Open plan.
- Forecourt communal car parking.
- Direct frontage onto the main Coventry Road (A45) – considerable traffic flow.
- Off Street car parking to the rear.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
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[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The subject premises forms part of an extremely popular, terraced retail parade, fronting Coventry Road (main arterial route – considerable traffic flow), situated within close proximity to the intersection with Manor House Lane .

The parade includes Subway, Post Office, Lloyds Pharmacy, Toolstation and various fast food outlets.

McDonalds restaurant and Travel Lodge are located directly opposite.

Surrounding areas are densely populated residential.

## DESCRIPTION

The subject premises comprise ground floor, self contained, open plan retail, suitable to be utilised on the basis of a variety of uses.

The demise has recently been considerably refurbished, including replastering and painting all internal elevations, and the replacement of kitchen fitments and sanitary wear.

- Full height glazed display windows, with the benefit of an electrically operated security shutter.
- LED lighting.
- Communal forecourt parking.
- Allocated off street parking located to the rear.

## TERM

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

### **For More Information Contact:**

Robert Taylor BSc MRICS

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## RENTAL

**£14,500 per annum exclusive.**

## RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by standing order.

## VAT

VAT is not applicable.

## BUSINESS RATES

Rateable Value: £9,800

Rates Payable circa: £4,800

**Small business rates relief may apply.**

## MAINS SUPPLIES

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

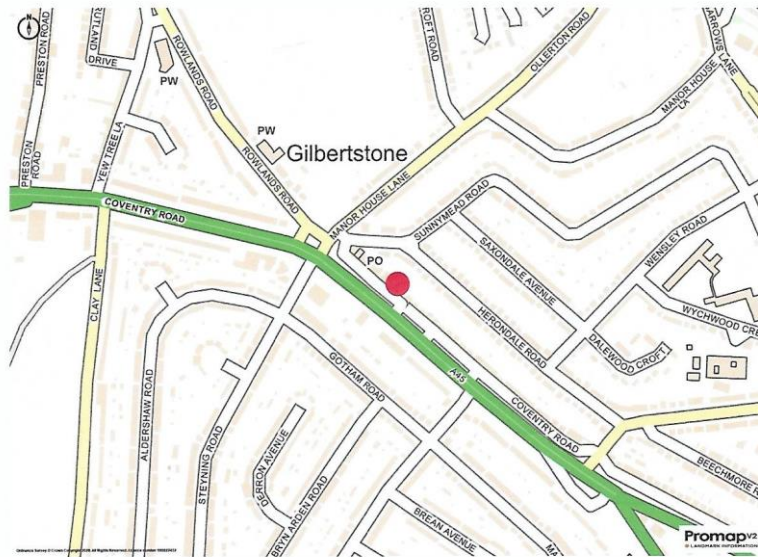
## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## LEGAL COSTS

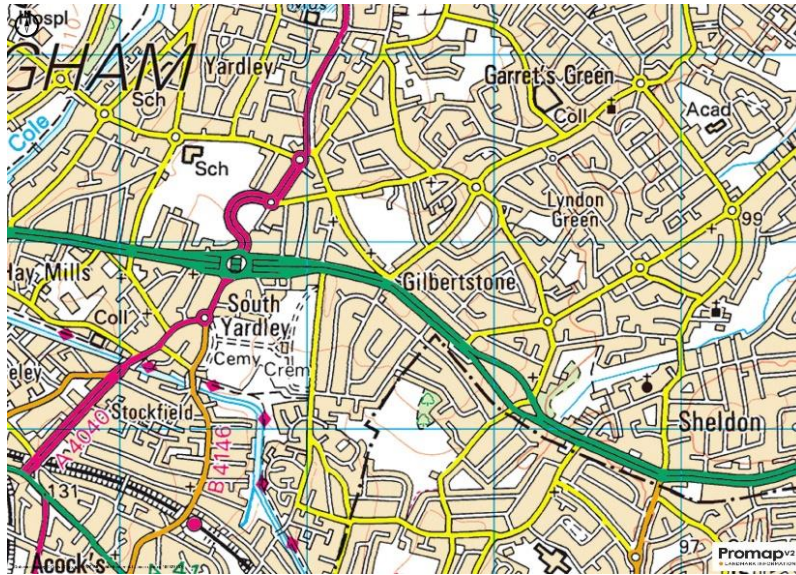
Each party to bear their own proper reasonable legal costs.

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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.