

1797 COVENTRY ROAD, BIRMINGHAM, B26 1DS



TO LET

GROUND FLOOR RETAIL

770 sq.ft/71.43 sq.m

- Forming part of a terraced retail parade fronting Coventry Road (A45 – main arterial route).
- Within relative close proximity to a McDonald's fast food outlet and a recently opened Subway.
- Substantial display windows, with the benefit of an external, electrically operated security shutter.
- Communal forecourt parking.
- Circa 3½ miles south east of Birmingham City Centre.
- Circa 3½ miles from Birmingham International Airport & Railway, NEC and Junction 6 of the M42 motorway.



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

1797 COVENTRY ROAD, BIRMINGHAM, B26 1DS

LOCATION

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

The property is within close proximity to a McDonalds fast food outlet and Subway.

Birmingham City Centre is situated approximately 3½ miles north west.

The NEC, Birmingham International Airport & Railway and Junction 6 of the M42 motorway are located approximately 3½ miles south east.

DESCRIPTION

The subject premises comprise ground floor retail with ancillary storage.

Advantages include:

- Substantial display windows with the benefit of an external, electrically operated security shutter.
- Open plan.
- Recessed spot lighting.
- Laminate floor coverings.
- Communal forecourt parking.

ACCOMMODATION

770 sq.ft./71.43 sq.m.

VAT

VAT is not applicable .

BUSINESS RATES

Rateable Value: **£3,450**
Rates Payable: **circa £1,690**

Small Business Rates Relief may apply.

TOWN PLANNING

We are advised that the property can be utilised on use Class A1 (Retail).

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

MAINS SUPPLIES

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

TERM

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

RENTAL

£10,000 p.a. exclusive.

RENTAL PAYMENTS

Quarterly in advance.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

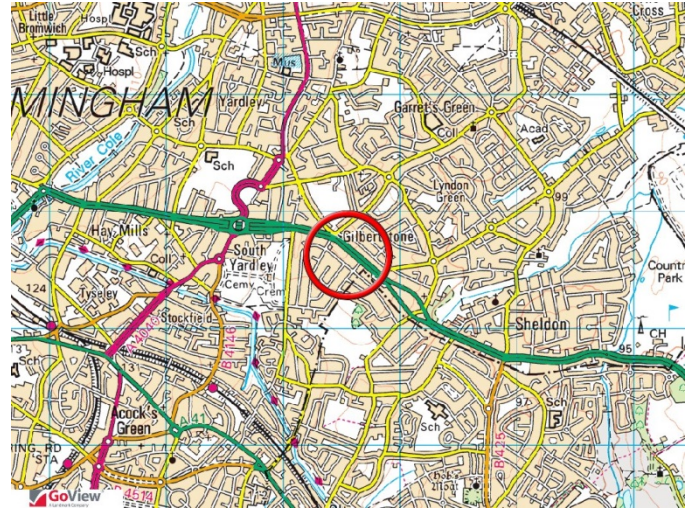
E: robert@smbsurveyors.com

1797 COVENTRY ROAD, BIRMINGHAM, B26 1DS



SMB
Stephens McBride

1797 COVENTRY ROAD, BIRMINGHAM, B26 1DS



1797 COVENTRY ROAD, BIRMINGHAM, B26 1DS

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.