

2051 COVENTRY ROAD, BIRMINGHAM, B26 3DY



TO LET

GROUND FLOOR RESTAURANT/RETAIL FACILITY.

1,600 sq.ft/148.64 sq.m

- Consent approved – 70 cover restaurant facility.
- Prior to completion, the landlord will install a new glazed shop frontage.
- Direct frontage onto the main Coventry Road (A45 – arterial route – considerable traffic flow).
- Communal forecourt parking.
- Access road to the rear (deliveries).
- Located directly opposite an Aldi Supermarket.
- Circa, 6 miles south east of Birmingham City Centre.

SMB
Stephens McBride

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LOCATION

The subject premises forms part of a terraced retail parade, fronting Coventry Road (A45 – main arterial route – considerable traffic flow), situated directly opposite an Aldi supermarket.

The Manarat Foundation adjoins the parade.

Surrounding areas are densely populated residential.

The subject premises is within relative close proximity to Tesco and Morrisons supermarkets.

Birmingham City Centre is located approximately 4.5 miles north west.

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 ground floor accommodation.

The landlord, prior to completion of the lease document, will install a new, glazed shop frontage (full height), with the benefit of an external, electrically operated security shutter.

The property can be accessed to the rear (communal service road).

ACCOMMODATION

1,600 sq.ft/148.64 sq.m

ASKING RENTAL LEVEL

£20,000 pax

Payments to be made quarterly in advance.

TERM

The property is available on the basis of a 15 year, lease agreement (5 year review pattern).

A longer term is available, if required.

RENT FREE PERIOD

The landlord will grant an initial rent free period (to be negotiated), as a contribution towards refurbishment works.

VAT

VAT is not applicable

BUSINESS RATES

Rateable Value - **£9,100**

Rates Payable – circa, **£4,500**

Small Business Rates Relief may apply.

MAINS SUPPLIES

All mains supplies are connected, including gas, electricity, water and foul drainage.

PLANNING

The property can be utilised on the basis of either retail or a restaurant facility (recently consented).

70 covers. Planning ref number: 2021/07418/PA

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 ingoing tenant.

For More Information Contact:

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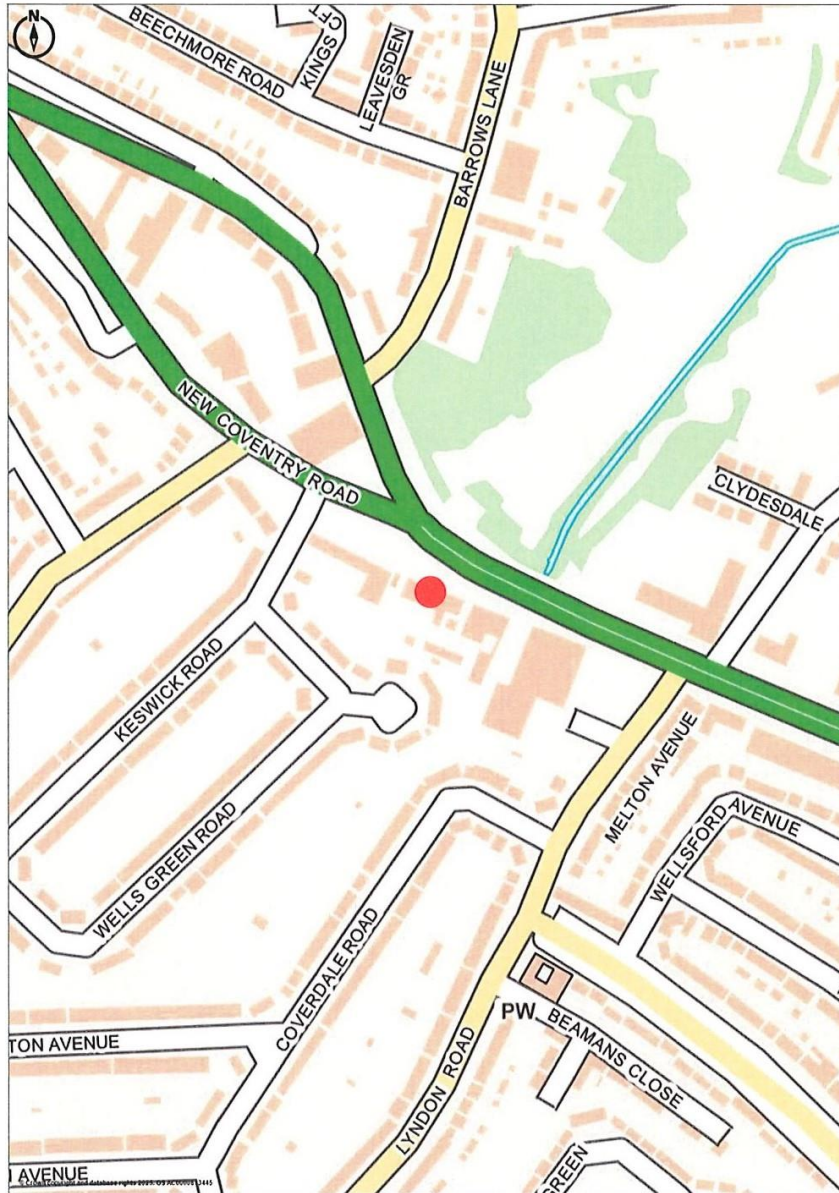
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NOTICE

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.