

2051 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3DY



TO LET

GROUND FLOOR RETAIL

860 sq.ft/79.89 sq.m

- Substantial glazed frontage, with the benefit of an external, electrically operated security shutter.
- Forecourt communal car parking.
- Off-street car parking to the rear.
- Suspended ceilings.
- Wall mounted electric panel heaters.



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766 Fax: 0121 706 7796
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LOCATION

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

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

Tesco and Morrisons supermarkets are within close proximity as is the heart of the main retail centre serving the local community.

Birmingham City Centre is located approximately 4½ miles north west.

Birmingham International Airport & Railway, NEC and Junction 6 of the M42 motorway are situated approximately 3½ miles south east (direct dual carriageway access).

DESCRIPTION

The subject premises provide ground floor retail.

Advantages include:

- Substantial glazed frontage, with the benefit of an external, electrically operated security shutter.
- Forecourt communal car parking.
- Off-street car parking to the rear.
- Suspended ceilings.
- The landlord will be providing wall mounted electric panel heaters..

TENURE

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

ASKING RENTAL LEVEL

£14,000 p.a. exclusive.

For More Information Contact:

Robert Taylor BSc MRICS

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RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

PERMITTED USE

We are advised that the subject premises has consent to be utilised on the basis of Use Class A1 (Retail).

We are of the opinion that the property is suitable to be utilised on the basis of a variety of uses.

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

BUSINESS RATES

At present, the ground floor retail accommodation is not separately assessed.

Further information is available from the sole letting agents.

In any event, it is likely that Small Business Rates Relief will apply.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

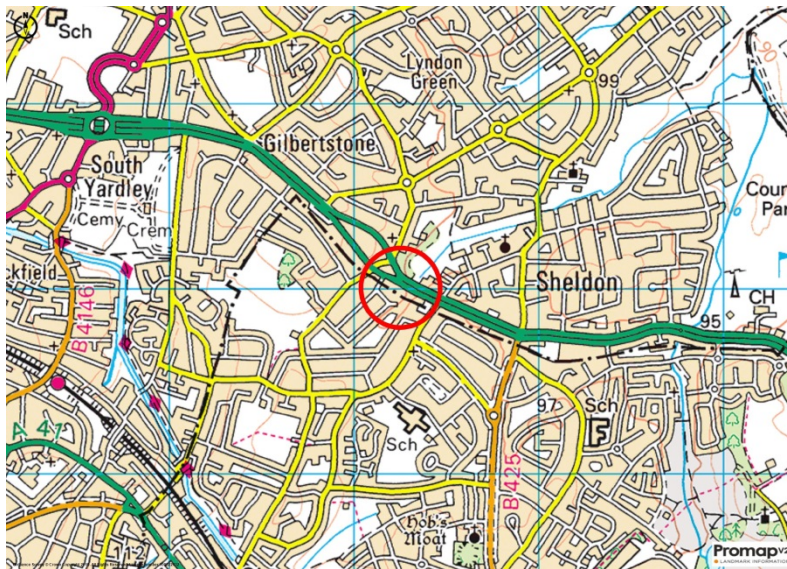
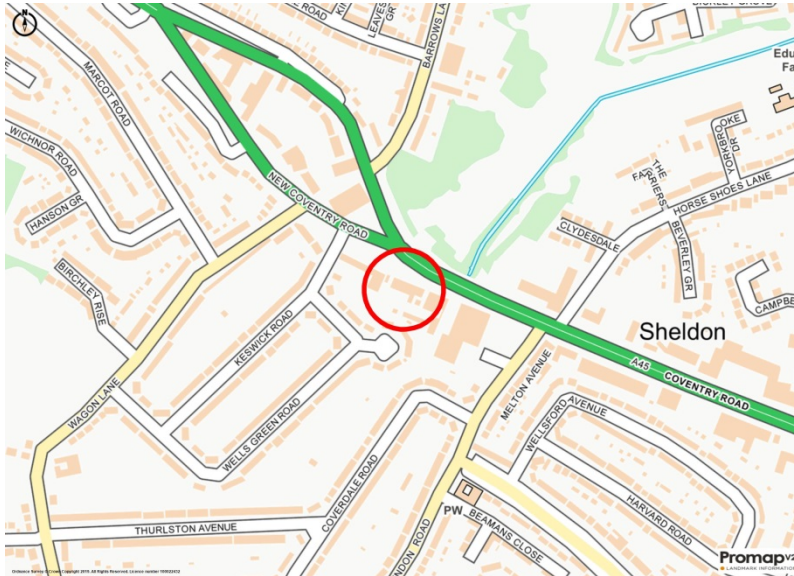
LEGAL COSTS

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.