

2053 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3DY



TO LET

GROUND FLOOR RETAIL

1,030 sq.ft/95.69 sq.m

- Full height display windows, with the benefit of an external, electrically operated security shutter.
- Communal, forecourt parking.
- Open plan.
- Suspended ceiling – recessed lighting.
- Tiled floor structure.
- Storage facility to the rear.
- 2 off street car parking spaces (rear).
- Directly opposite an Aldi supermarket.
- Circa, 6 miles south east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

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

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).

Tesco and Morrisons supermarkets are within close proximity.

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

DESCRIPTION

The subject premises provides well maintained, open plan, ground floor retail, with ancillary storage to the rear.

Advantages include;

- Glazed frontage, with the benefit of an external, electrically operated security shutter.
- Communal forecourt parking.
- 2, allocated off-street car parking spaces, located to the rear.
- Suspended ceiling/recessed lighting.
- Ancillary storage.

ACCOMMODATION

1,030 sq.ft/95.69 sq.m

RENTAL

£18,000 per annum exclusive.

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) : **£7,200**

Rates Payable circa: **£3,500**

Small business rates relief may apply.

MAINS SUPPLIES

The property has the advantage of mains 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.

For More Information Contact:

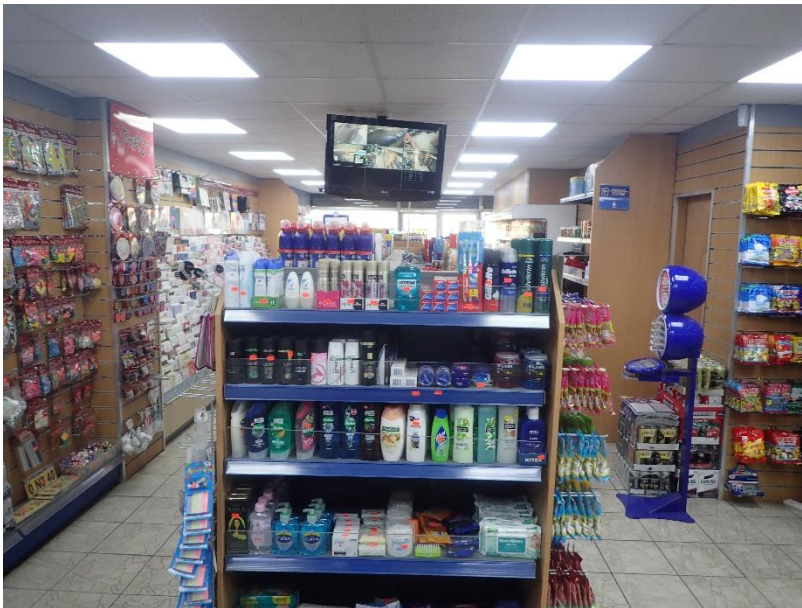
Robert Taylor BSc MRICS

T: 0121 706 7766

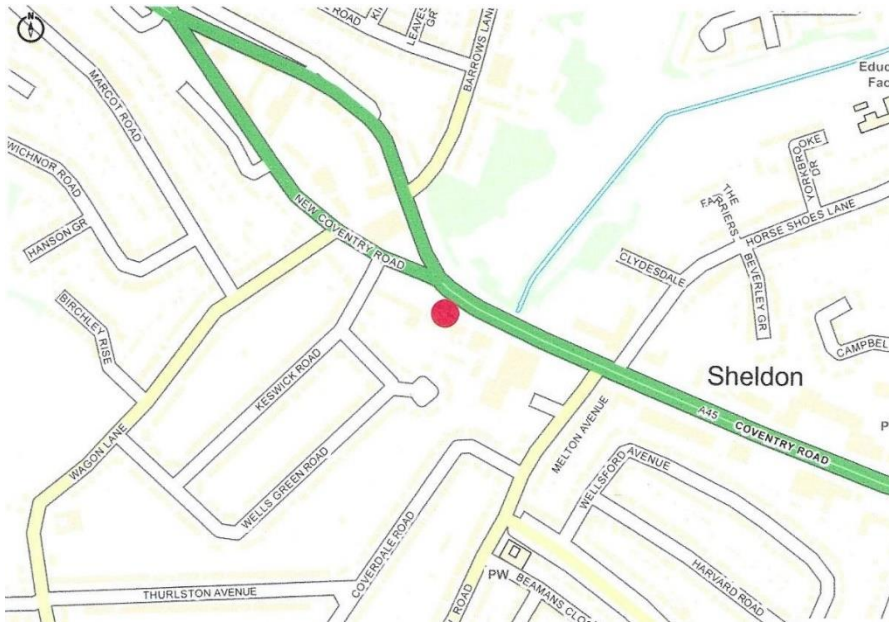
E: robert@smbsurveyors.com

SMB
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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.