

2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



TO LET

GROUND FLOOR RETAIL

916 sq.ft/85.09 sq.m

- Direct frontage onto the main Coventry Road (A45 – considerable traffic flow)
- Adjoining the Wells Green Shopping Centre.
- Considerable footfall/adjoining main bus stops.
- Adjoining Halifax Building Society and Greggs.
- Off street car parking within close proximity.
- Substantial display windows with the benefit of an electrically operated security shutter.



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

2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE

LOCATION

The subject premises, in terms of the main local shopping centre, occupies a prime location.

Multi-national occupiers within close proximity include Morrisons and Tesco supermarkets, Boots & Scrivens Opticians, Lloyds Pharmacy, Ladbrokes & Bet Fred turf accountants, Poundland, Halifax & Coventry Building Societies, Greggs, Savers, Iceland, Halfords and Dream Beds.

The retail centre adjoins the main intersection of Sheaf Lane and Hobs Moat Road (B425).

Surrounding areas are densely populated residential.

Birmingham City Centre is located approximately 5.5 miles north west.

Birmingham International Airport & Railway, NEC and Junction 6 of the M42 motorway are situated approximately 3 miles due east.

DESCRIPTION

The subject premises provides ground floor retail with ancillary storage.

Substantial display windows with the benefit of an electrically operated security shutter.

Fluorescent strip lighting.

ACCOMMODATION

916 sq.ft./85.09 sq.m.

TENURE

The property is available on the basis of a six year FRI lease (3 year review pattern).

RENTAL

£19,750 p.a. exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value: £18,250

Rates Payable: £8.950

PLANNING

We are advised that the property can be utilised on the basis of 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. No mains gas.

OCCUPATION

Immediate occupation is available on 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

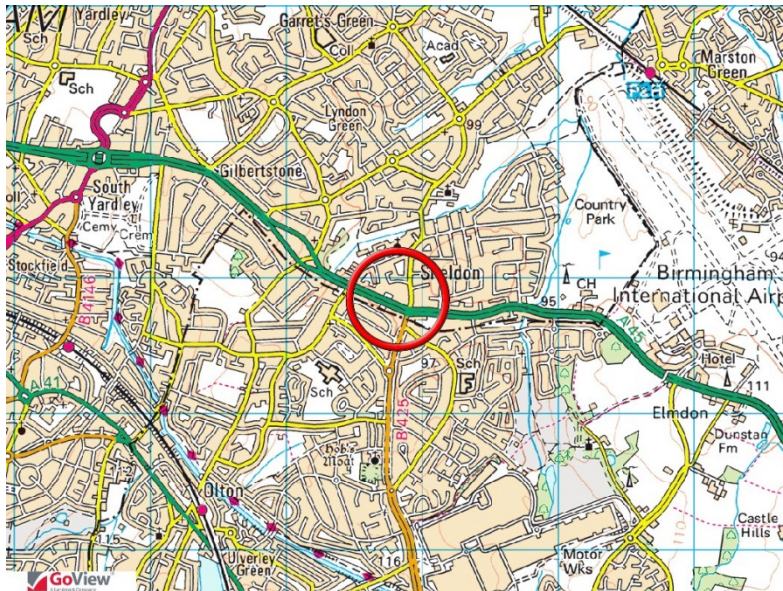
2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE

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.