

232/234 GREEN LANE, BORDESLEY GREEN, BIRMINGHAM,
B9 5DJ



TO LET

GROUND FLOOR RETAIL

6,420 sq.ft/596.43 sq.m

- Recently refurbished to a high standard.
- Substantial, gated, off street car parking facility.
- Substantial display windows.
- Electrically operated shutters
- Roof mounted, gas fired blow heaters.
- Suspended ceilings.
- Open span
- Prominent corner position situated at the intersection of Green Lane, Victoria Street and Muntz Street.



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LOCATION

The subject premises occupies an extremely prominent corner position, situated at the intersection of Green Lane, Victoria Street and Muntz Street (B4145).

Surrounding areas are densely populated residential, including retail/showroom facilities.

Muntz Street provides direct access to the main Coventry Road.

Victoria Street provides direct access to the main Bordesley Green (B4128).

Birmingham city centre is located approximately two miles due east.

DESCRIPTION

The subject premises provides predominantly open span, ground floor retail accommodation.

Advantages include:

1. Recently refurbished to a high standard.
2. Roof mounted gas fired blow heaters.
3. Suspended ceilings.
4. Gated, secure off street car parking facility.
5. Substantial, full height glazed display windows.
6. Electrically operated security shutters.

ACCOMMODATION

6,420 sq.ft./596.43 sq.m.

CONSIDERATION/TENURE

The property is available on the basis of a five year FRI Lease at an asking rental of **£45,000 p.a.** exclusive

(payable quarterly in advance).

VAT

VAT is not applicable .

BUSINESS RATES

Rateable Value **£18,560**

Rates Payable: **Circa £9,000**

MAINS SUPPLIES

The property has the advantage of mains electricity (three phase), gas, water and drainage.

TOWN 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.

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:

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SMB
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Main Retail Sales



Extensive Off Street Car Park

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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.