

255 HIGHGATE ROAD, BIRMINGHAM, B11 1XE



TO LET

3, GROUND FLOOR, COMMERCIAL/RETAIL/RESTAURANT OUTLETS

- Unit A – 3000 SQFT (278.71 m²)
- Unit B - 2368 SQFT (219.99 m²)
- Unit C – 2896 SQFT (269.04 m²)

- Prominent position, situated at the intersection of Highgate Road & Ladypool Road
- Located at the heart of Birmingham's famous "Balti Triangle"
- Within close proximity to the major, Crescent Development
- Forming part of a 4-storey structure – residential above
- Completion date, circa second quarter, 2026



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

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

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LOCATION

The development, occupies a prominent corner position, enjoying extensive frontages onto both Ladypool Road and Highgate Road (considerable traffic flow)

Located at the heart of Birmingham's famous "Balti Triangle".

Forming part of a 4 structure, residential above.

Within client's to the proposed Crescent development (major project/enhancement of the area – mosque, residential and educational).

DESCRIPTION

The accommodation, when completed, will provide 3, separate, self contained, ground floor commercial outlets, completed to shell.

Glazed frontages. Concrete floor structures.

It will be for the tenant occupier to undertake all "fit out works".

However, the developer will provide adequate toilet facilities.

ACCOMMODATION

Unit A - 3000 SQFT (278.71 m²)

Unit B - 2368 SQFT (219.99 m²)

Unit C - 2896 SQFT (269.04 m²)

MAINS SUPPLIES

Each unit will have the benefit of primary metered mains electricity, gas, water & drainage.

VAT

VAT will be applicable.

BASIS OF OCCUPATION

Each unit is available, on the basis of a 10 year, FRI lease (5 year review pattern).

ASKING RENTAL LEVELS

Unit A

£60,000 pax

Unit B

£40,000 pax

Unit C

£50,000 pax

PERMITTED USE

The units have consent to be utilised on the basis of either retail or restaurant.

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

COMPLETION DATE

Second quarter 2026

LEGAL DOCUMENTATION

It is our client's intention to exchange a lease agreement, with any interested party, once terms have been agreed, without undue delay.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

M: 07831 627 117

E: robert@smburveyors.com

Aaron Ahmed

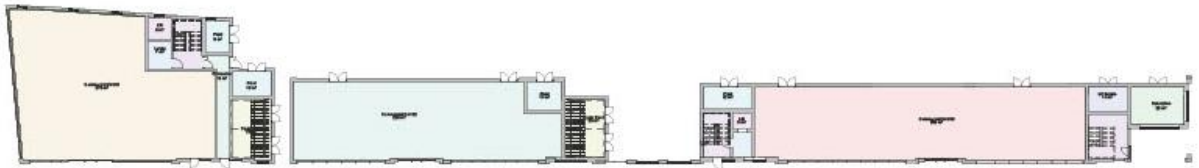
T: 0121 706 7766

M: 07493 002 831

E: aaron@smburveyors.com

SMB
Stephens McBride

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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.