

16 HOLYHEAD ROAD, BIRMINGHAM, B21 0LT



## TO LET

### GROUND FLOOR RETAIL.

**650 sq.ft/60.38 sq.m**

- Frontage onto the main Holyhead Road – arterial route – considerable traffic flow.
- Glazed frontage, with the benefit of an external, electrically operated security shutter.
- Forecourt off street car parking.
- Circa, 1.25 miles from Junction 1 of the M5 motorway.
- Circa, 3 miles north west of Birmingham City Centre.
- Located directly opposite, Holyhead School.
- Suitable to be utilised on the basis of a variety of uses, subject to planning, including hot food/restaurant/take away.



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL

Tel: 0121 706 7766

[www.smbsurveyors.com](http://www.smbsurveyors.com)

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

# 16 HOLYHEAD ROAD, BIRMINGHAM, B21 0LT

## LOCATION

The subject premises enjoys frontage onto Holyhead Road (A41 – main arterial route – considerable traffic flow), situated directly opposite Holyhead School and within close proximity to a Farmfoods Supermarket.

Surrounding areas are densely populated, including commercial fronting Holyhead Road and nearby the Gurdwara Baba Deep Singh Shaheed Temple.

Junction 1 of the M5 motorway is located approximately 1.25 miles west.

Junction 1 is within relative close proximity to the main intersection of the M5 & M6 motorways (Rayhall Interchange).

## DESCRIPTION

The subject premises provides open plan, ground floor retail.

Glazed frontage, with the benefit of an external, electrically operated security shutter.

Off street car parking.

## ACCOMMODATION

650 sq.ft/60.38 sq.m

## TERM

The property is available on the basis of a 5 year, internal repairing and insuring lease.

## ASKING RENTAL LEVEL

£18,000 pax

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## BUSINESS RATES

Rateable value £7,600.

Rates payable circa, £3,800.

**However, it is important to note that Small Business Rates Relief may apply.**

## MAINS SUPPLIES

Electricity, water and drainage.

Mains gas is available nearby. However, it will be for the occupier to bear all costs with regard to connection.

## USE

The property can be utilised on the basis of retail.

However, subject to planning, the property can also be utilised on the basis of a restaurant or hot food take away.

## 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

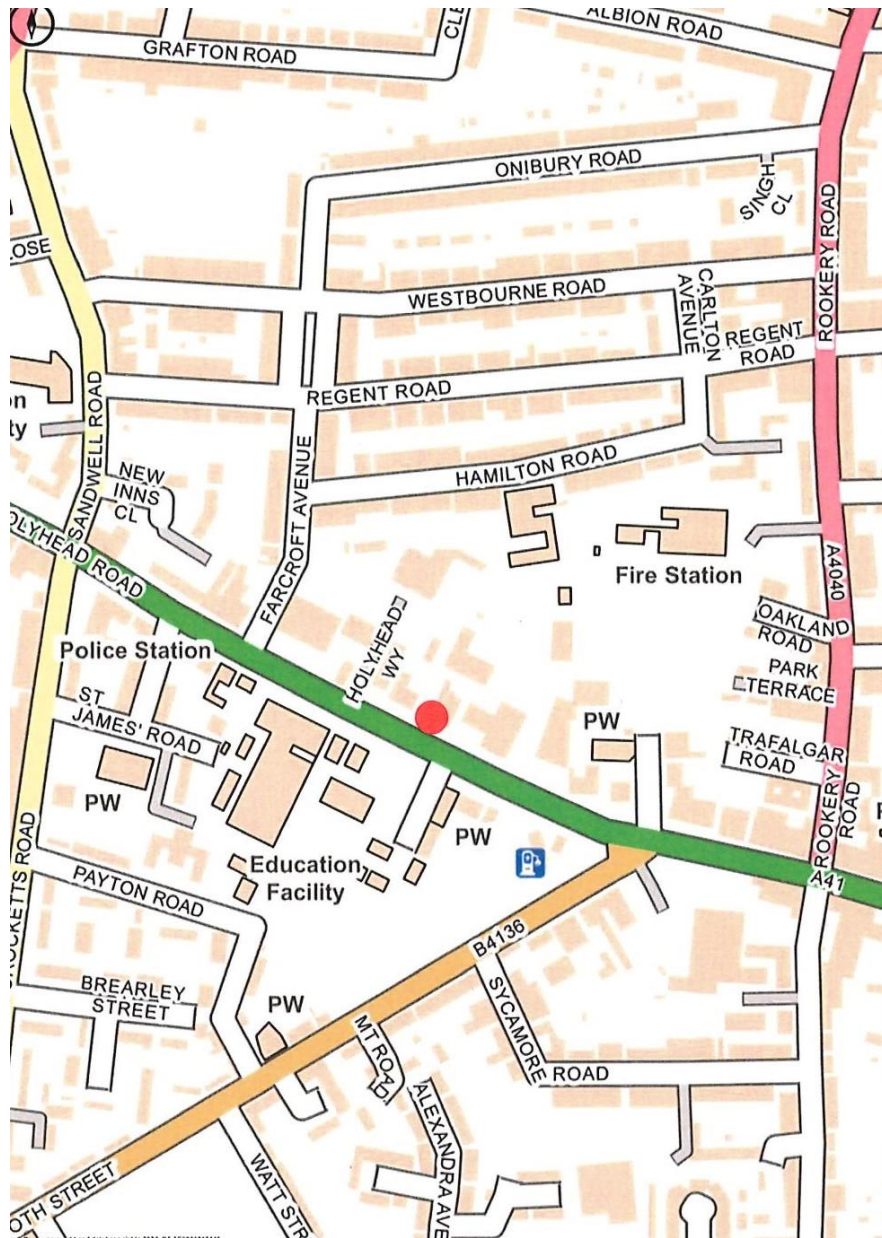
T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

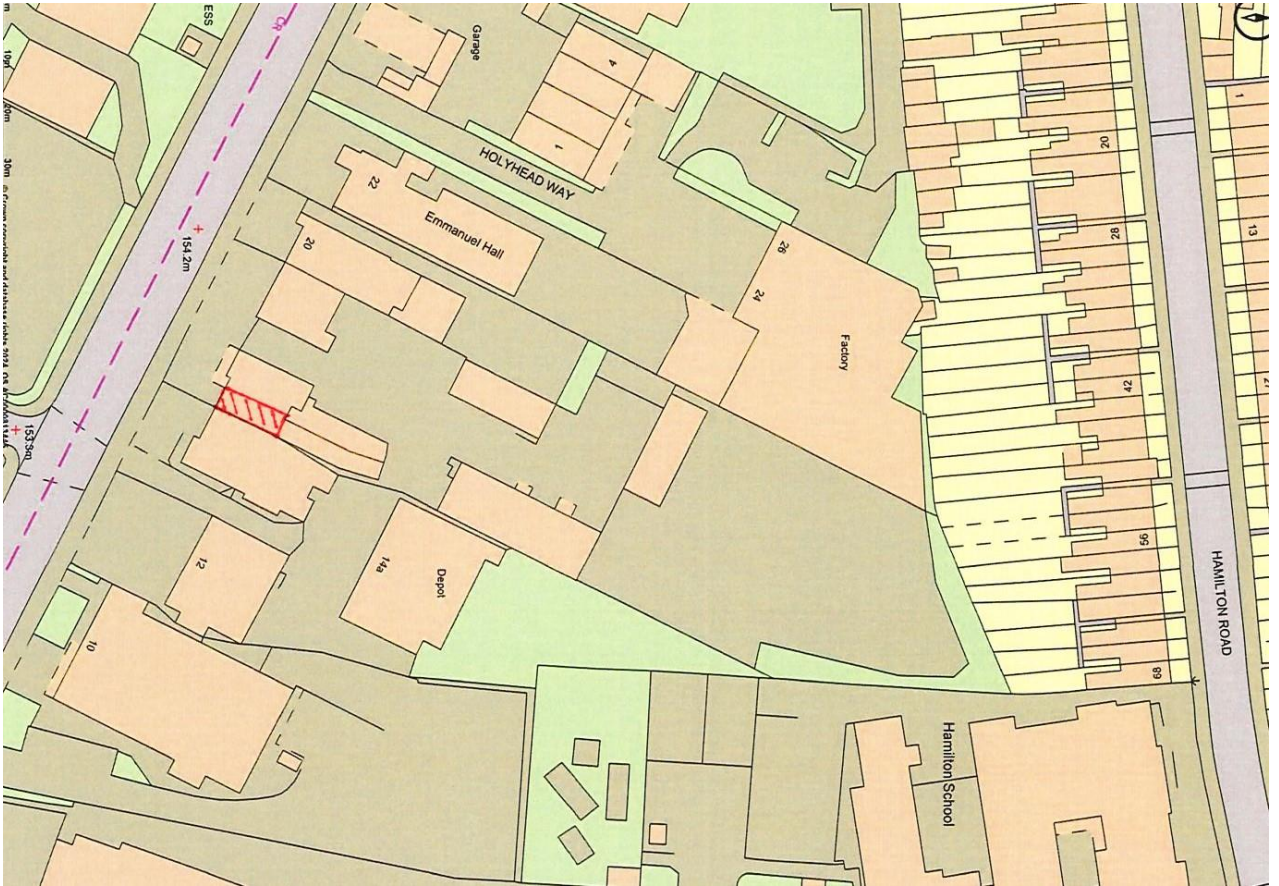
16 HOLYHEAD ROAD, BIRMINGHAM, B21 0LT



# 16 HOLYHEAD ROAD, BIRMINGHAM, B21 0LT



# 16 HOLYHEAD ROAD, BIRMINGHAM, B21 0LT



16 HOLYHEAD ROAD, BIRMINGHAM, B21 0LT

**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.