

INTERSECTION OF WARWICK ROAD/WHARFDALE ROAD, TYSELEY, BIRMINGHAM, B11 2HL



TO LET

2 STOREY
RETAIL/SHOWROOM/OFFICE
ACCOMMODATION

3,000 sq.ft/278.71 sq.m

- Prominent position, situated at the intersection of Warwick Road & Wharfdale Road.
- Suitable to be utilised on the basis of a variety of uses, including retail, showroom, offices, hot food/coffee shop.
- Excellent off-street car parking.
- Gas fired central heating.
- Refurbished to a high standard.
- Suspended ceilings throughout/recessed lighting.
- Electrically operated security shutters.



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/>

INTERSECTION OF WARWICK ROAD/WHARFDALE ROAD, TYSELEY, BIRMINGHAM, B11 2HL

LOCATION

The subject premises occupies an extremely prominent, corner position, situated at the intersection of Wharfdale Road & Warwick Road (A41 – main arterial route – considerable traffic flow).

Tyseley Railway station and railway museum are nearby.

Birmingham City Centre is situated approximately 4.25 miles north west and Solihull 4.5 miles south east.

DESCRIPTION

The subject premises comprise recently developed, 2 storey accommodation.

Benefits include;

- Excellent off-street car parking – forecourt (hatched blue).
- Gas fired central heating.
- Suspended ceilings/recessed lighting.
- Excellent natural light – security shutters.
- Male & female toilet facilities.
- Kitchen.

ACCOMMODATION

3,000 sq.ft/278.71 sq.m.

PERMITTED USE

We are of the opinion that the property is suitable to be utilised on the basis of a variety of uses, including;

- a) Office accommodation
- b) Showroom/retail.
- c) Hot food/ coffee shop.

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

MAINS SUPPLIES

The property has the advantage of primary metered mains electricity, gas, water and drainage.

RATEABLE VALUE

The property, as yet, has not been separately assessed.

Further information is available from the sole letting agents.

TERM

The property is available on the basis of a 5 year, FRI lease (longer if required).

ASKING RENTAL LEVEL

£40,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

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

For More Information Contact:

Robert Taylor BSc MRICS/Oliver Beard

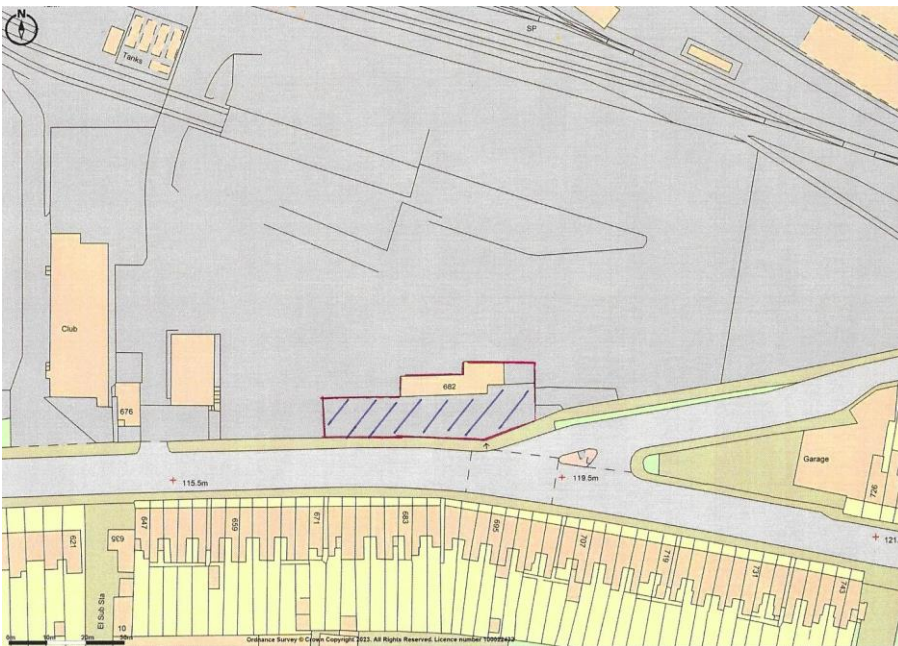
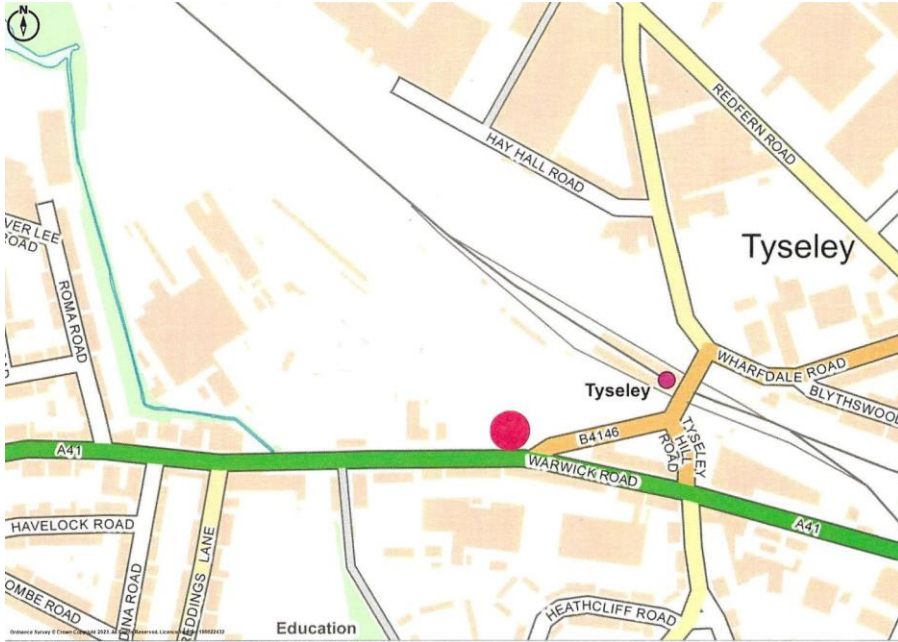
T: 0121 706 7766

E: robert@smbsurveyors.com; E: ollie@smbsurveyors.com

INTERSECTION OF WARWICK ROAD/WHARFDALE ROAD,
TYSELEY, BIRMINGHAM, B11 2HL



INTERSECTION OF WARWICK ROAD/WHARFDALE ROAD, TYSELEY, BIRMINGHAM, B11 2HL



INTERSECTION OF WARWICK ROAD/WHARFDALE ROAD, TYSELEY, BIRMINGHAM, B11 2HL

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.