

# UNITS 1, 2 & 3 NORWOOD HOUSE, NORWOOD ROAD, BIRMINGHAM, B9 5HU



## TO LET

### GROUND FLOOR RETAIL/RESTAURANT ACCOMMODATION

**Unit 1 – 620 sq.ft/57.6 sq.m**

**Unit 2 – Let**

**Unit 3 – 750 sq.ft/69.68 sq.m**

- New build development – fronting Bordesley Green (B4128 – main arterial route – considerable traffic flow).
- Estimated date of completion – July 2023.
- Suitable to be utilised on the basis of a variety of uses, including retail, fast food and office accommodation/professional services.
- Full height glazed frontages to be installed, with the benefit of electrically operated security shutters.
- Completed to shell.



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## LOCATION

The 2 storey development occupies an extremely prominent position, enjoying direct frontage onto Bordesley Green (B1428 – main arterial route – considerable traffic flow), situated within close proximity to the intersection with Norwood Road.

Surrounding areas are densely populated residential.

Birmingham City Centre is located approximately 2.25 miles due west.

## DESCRIPTION

The subject premises comprise (new build) a detached, 2 storey structure, providing 3, self contained ground floor outlets with separate office accommodation above (let).

The units will be totally self-contained. Completed to shell, including toilet facilities.

Full height glazed frontages (incorporating a pedestrian entrance), with the benefit of external, electrically operated security shutters.

## ACCOMMODATION

Unit 1 – **620 sq.ft/57.6 sq.m.**

Unit 2 – Let.

Unit 3 – **750 sq.ft.69.68 sq.m.**

First floor offices - Let

## MAINS SUPPLIES

Each unit, on a primary metered basis, has the benefit of a single phase electrical supply, water and drainage. No mains gas.

## USE

The units are suitable to be utilised on the basis of a variety of uses (subject to planning), including retail, hot food, beauty/hairdressing and offices/professional services.

## **For More Information Contact:**

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## TERM

Each unit is available, on the basis of a 5 year term or longer if required.

## RENTAL

Unit 1 - **£15,000 per annum** exclusive.

Unit 2 – Let.

Unit 3 - **£17,000 per annum** exclusive.

First floor offices – Let.

## BUSINESS RATES

As yet, the units have not been separately assessed.

Further information is available from the sole letting agents.

It is likely, small business rates relief will apply.

## VAT

VAT is not applicable.

## OCCUPATION

The development will be completed, July 2023.

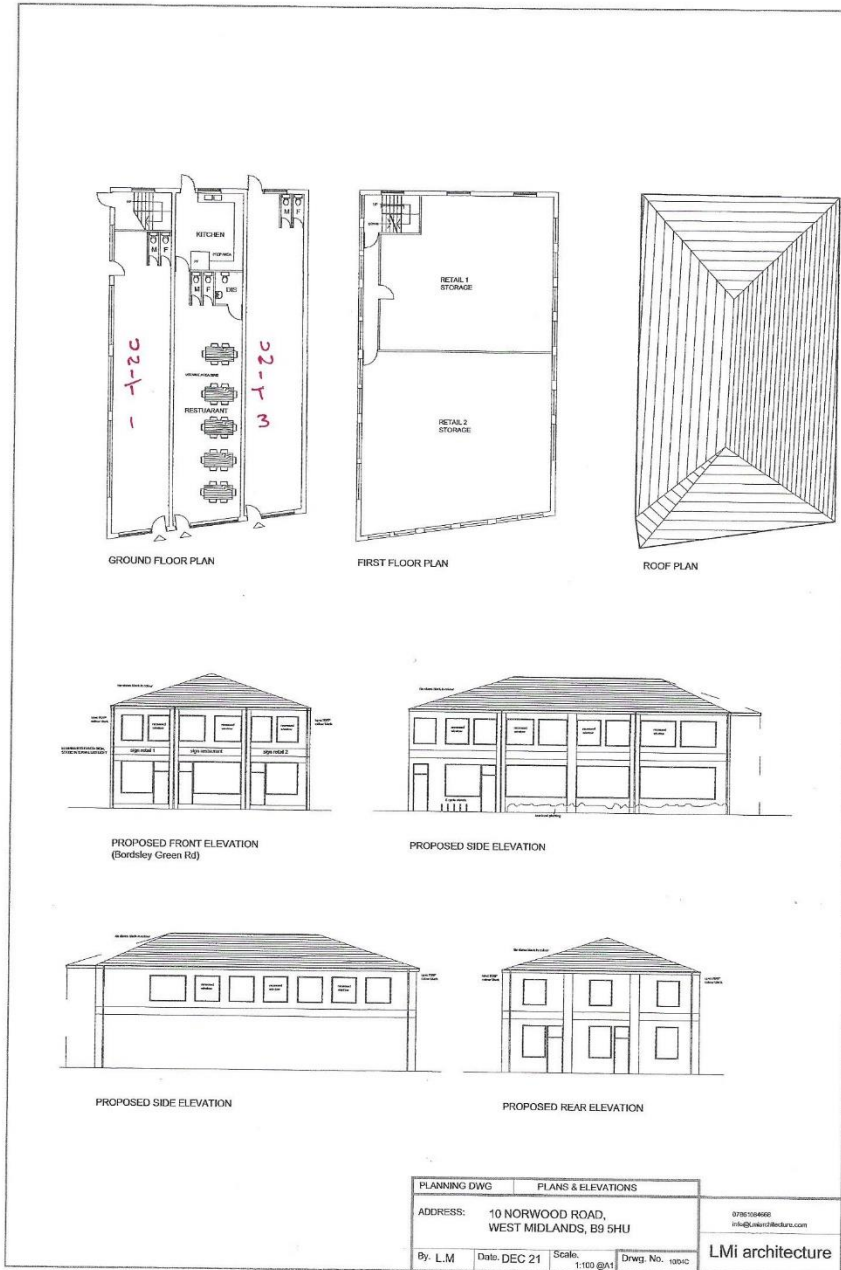
## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

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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.