

490 SHELDON HEATH ROAD, BIRMINGHAM, B26 2RU



TO LET

GROUND FLOOR RETAIL

1,325 sq.ft/123.09 sq.m.

- Situated at the heart of an extremely busy local retail parade.
- Adjoining a Costcutter retail outlet.
- Off-street car parking.
- Glazed frontages with the benefit of external, electrically operated security shutters.
- Surrounding areas are densely populated residential
- Occupiers/uses within close proximity include a Co-Op Food Hall, Dixy Chicken, Greggs, Post Office, Veterinary Surgery and a Ladbrokes Turf Accountants.
- Forming part of a three-storey structure (14 apartments above).



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The development (modern – three-storey - residential above – 14 apartments – including a Costcutter retail outlet), enjoys an extensive frontage onto Sheldon Heath Road, situated within close proximity to the island intersection with Church Road, Brays Road and The Radleys.

Fronting the aforementioned island inter-section is an extremely busy local retail parade (excellent footfall).

Occupiers/uses include a Post Office, veterinary surgery, Greggs, Ladbrokes Turf Accountants, a pharmacy, various other local retail/fast food outlets and a Co-Operative food hall.

Surrounding areas are densely populated.

Birmingham City Centre is situated approximately 7 miles north west.

The area is within relative close proximity to Junction 6 of the M42 Motorway, NEC and Birmingham International Airport & Railway.

DESCRIPTION

Open plan, ground floor retail.

Full height glazed frontage, with the benefit of an external, electrically operated security shutter.

ACCOMMODATION

1,325 sq.ft/123.09 sq.m.

ASKING RENTAL LEVEL

£15,500 per annum exclusive.

RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by Standing Order.

TERM

5 years.

TOWN PLANNING

Retail.

VAT

VAT is applicable.

OFF STREET CAR PARKING

Car parking facility to the rear.

BUSINESS RATES

Rateable Value: **£17,500.**

Rates Payable: **£8,750.**

Small Business Rates Relief may apply.

LEGAL COSTS

Each party to bear their own proper reasonable costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant.

For More Information Contact:

Robert Taylor BSc MRICS

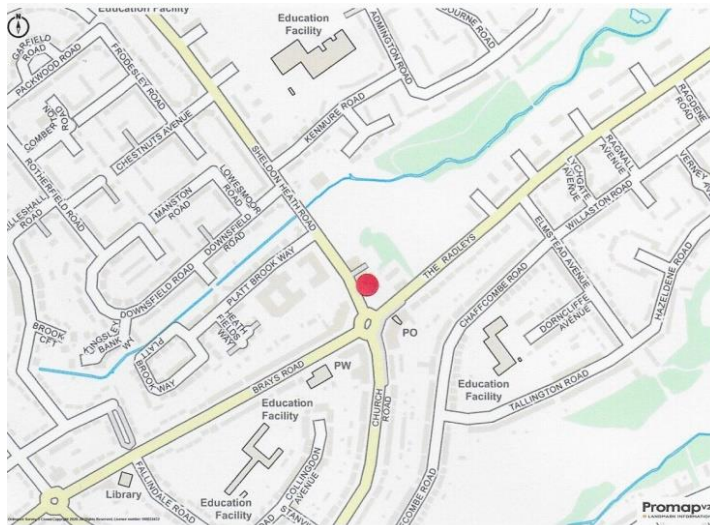
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NOTICE

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.