

37 STONEY LANE, BIRMINGHAM, B25 8RE



TO LET

GROUND FLOOR
RETAIL/HAIRDRESSING/BEAUTY
SALON FACILITY

620 sq.ft/57.6 sq.m

- Glazed frontage, with the benefit of a manually operated security shutter
- Forecourt, off street car parking
- Gas fired central heating system
- Adjoining the Yew Tree Retail Park (Boots, KFC, New Life, Pepes, Morrisons Daily)
- Occupiers within close proximity include Subway, Ladbrooks and William Hill Turf Accountants and a Lloyds Bank



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

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LOCATION

The subject premises fronts Stoney Lane (considerable traffic flow), nearing the island intersection with Hobmoor Road and Church Road.

The Swan Shopping Centre is within relative close proximity.

Ease of access to the main Coventry Road (A45).

Birmingham City Centre is located approximately 3.5 miles due west.

DESCRIPTION

The subject premises comprise a long established hair dressing salon, suitable to be utilised on the basis of a variety of uses.

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

Gas fired central heating.

Kitchen & toilet facilities.

ACCOMMODATION

620 sq.ft/57.6 sq.m

MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including gas, electricity, water and drainage.

OCCUPATION

Immediate occupation is available on the completion of all legal formalities.

TERM

The property is available on the basis of either a 3 or 5 year term.

ASKING RENTAL LEVEL

£13,500 pax

Payable quarterly in advance.

VAT

VAT is not applicable

BUSINESS RATES

Rateable Value - **£7,000**

Rates payable circa, **£3,500 pa**

Small Business Rates Relief may apply

ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by the tenant (reinstatement) is in the region of **£300**

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

Viewing & Further Information;

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SMB
Stephens McBride

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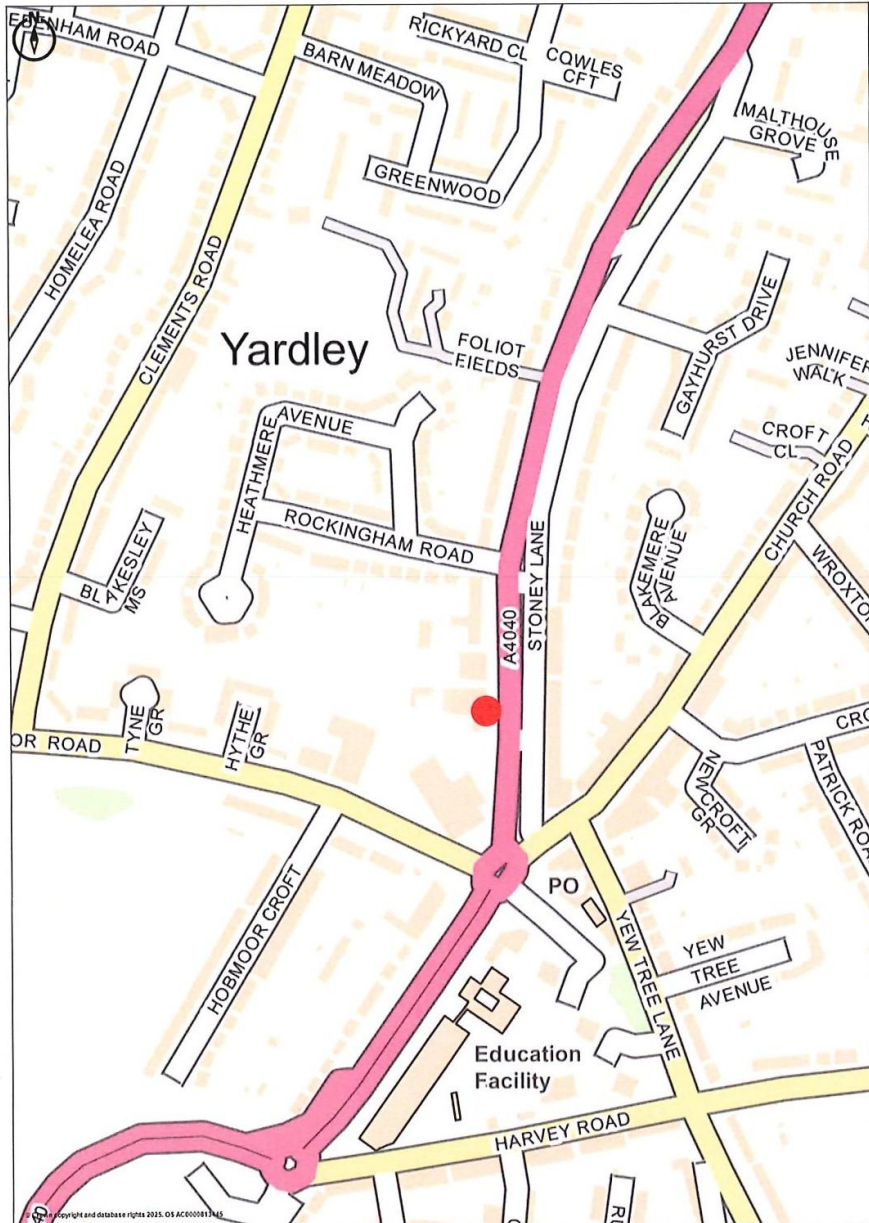
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NOTICE

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.