

1320A STRATFORD ROAD, HALL GREEN, BIRMINGHAM,  
B28 9EF



## TO LET

### NEW BUILD - RETAIL/HOT FOOD OUTLET

**747 sq.ft./69.4 sq.m.**

- Two storey – full height glazed frontage (including balcony).
- Enclosed patio area to the rear.
- Adjoining Waitrose and Aldi Supermarkets.
- Adjoining The Bulls Head Public House.
- Direct frontage onto the main Stratford Road (A34 – considerable traffic flow).
- Open span.



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

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## LOCATION

The subject premises enjoys direct frontage onto Stratford Road (main arterial route – considerable traffic flow – A34), situated within close proximity to the intersection with Fox Hollies Road/Highfield Road.

The Bulls Head, Waitrose & Aldi supermarkets are within close proximity.

Surrounding areas are densely populated residential

Solihull Town Centre is located approximately 3.5 miles south east and Birmingham City Centre 6.5 miles north west.

## DESCRIPTION

The subject premises comprise a detached, recently constructed, two storey structure, providing open span accommodation, which is suitable to be utilised on the basis of a variety of uses, including office accommodation, retail, café and hot food.

Full height glazed frontage. First floor balcony.

Enclosed patio area to the rear.

Internal elevations will be plastered and painted.

LED lighting.

External areas will be landscaped.

## TERM

The property is available on the basis of a 10 year FRI lease (5 year review pattern).

## RENTAL

**£16,500 per annum exclusive.**

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

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

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage. No Gas.

## BUSINESS RATES

As yet the property is not separately assessed.

Further information is available from the sole letting agents.

## PERMITTED USE

The property is suitable to be utilised on the basis of a variety of uses, including retail and hot food.

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

## LEGAL COSTS

Each party to bear their own property reasonable legal costs.

## VIEWING

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**SMB**  
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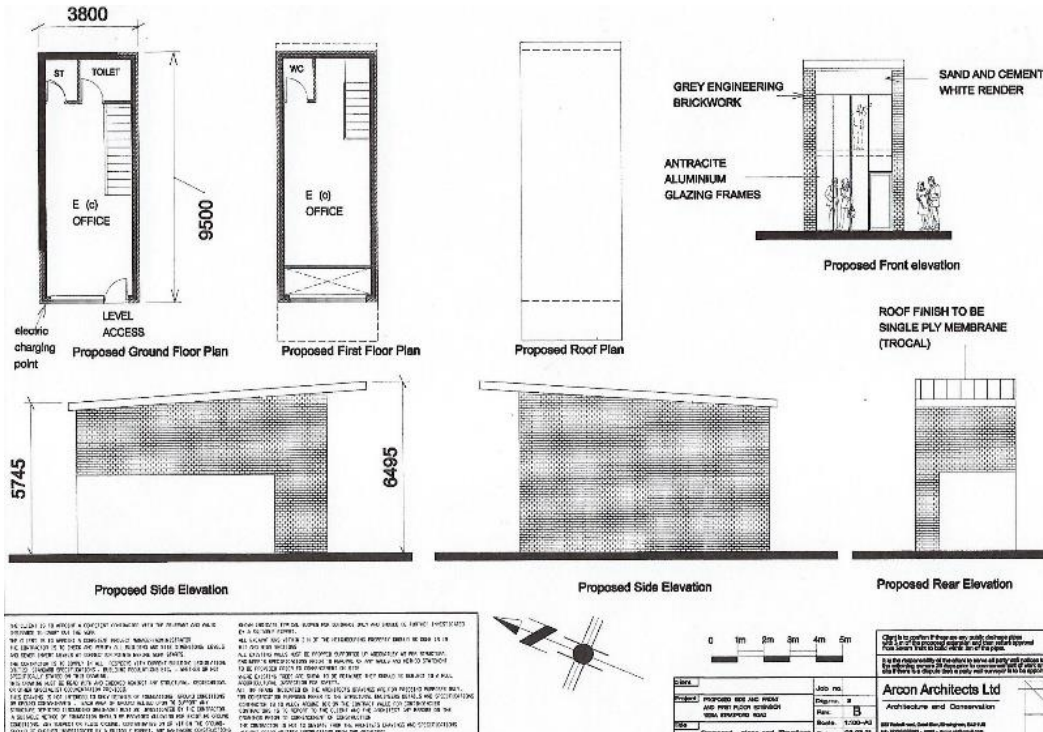
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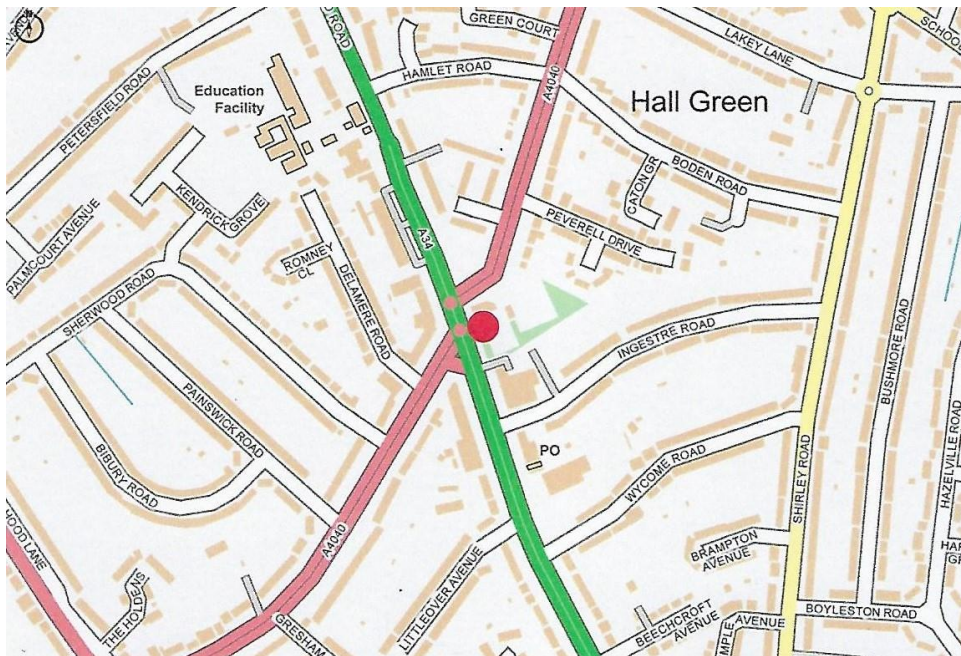
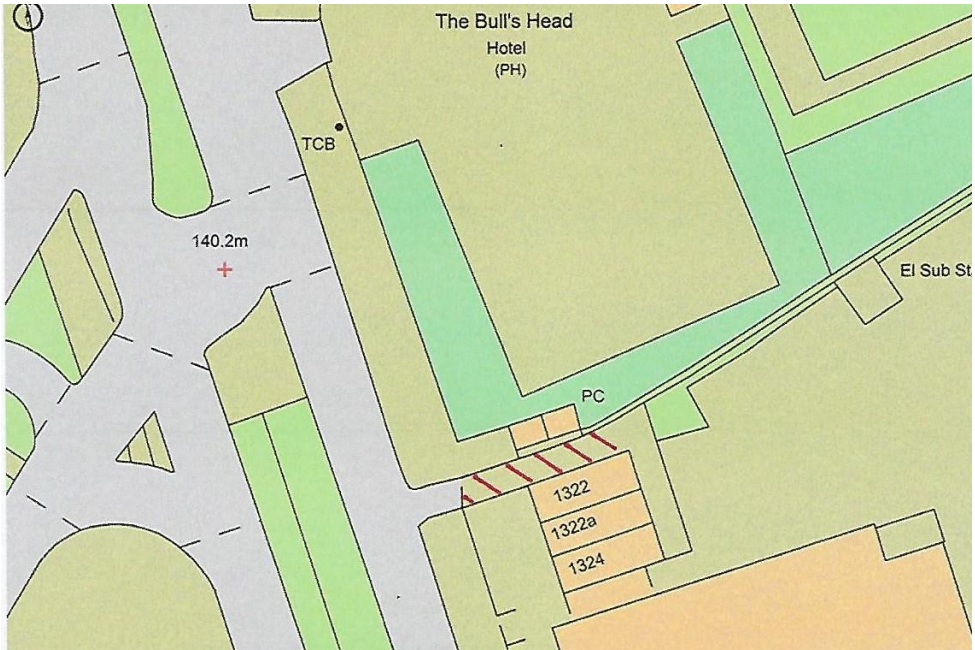
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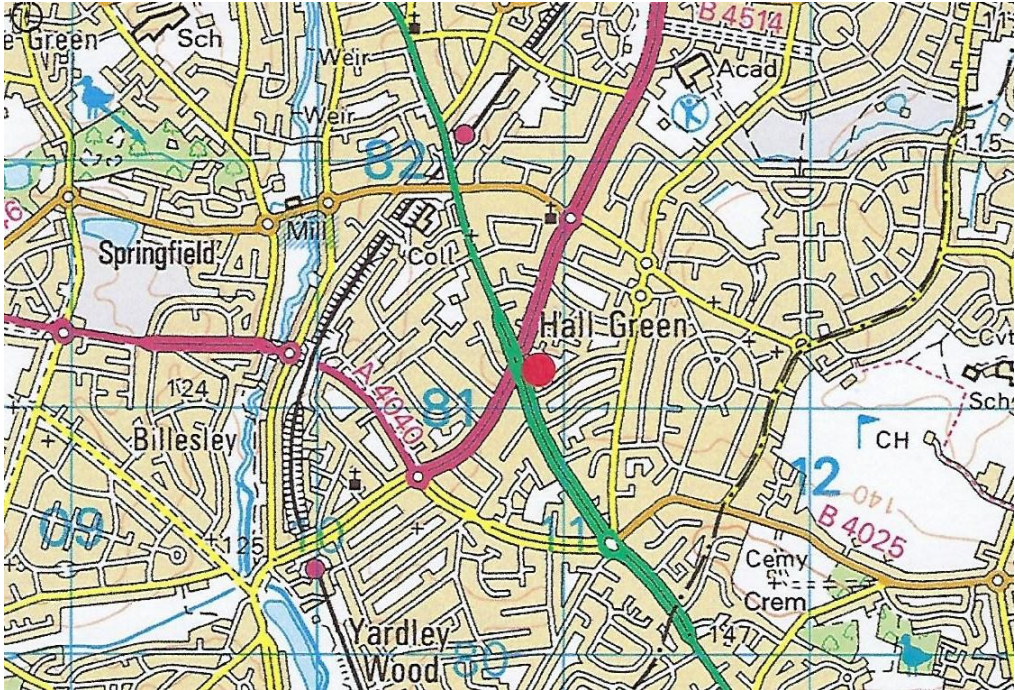
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**NOTICE**

**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.