

1551/1553 STRATFORD ROAD, HALL GREEN, BIRMINGHAM,
B28 9JA



TO LET

HOT FOOD TAKEAWAY FACILITY/RESTAURANT

Circa 1,695 sq.ft/157.46 sq.m

- Double fronted.
- Hot Food Consent
- Off-street parking to the rear
- Suspended ceilings/recessed lighting
- Air conditioning (warm/cold) dual
- Walk-in chiller and freezer
- Surrounding areas are densely populated residential
- Substantial frontage onto the main Stratford Road (A34 – within close proximity to the “Robin Hood Island”)



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LOCATION

The subject premises (adjoining a Bet Fred turf accountants). Enjoys an extensive frontage onto Stratford Road (main arterial route – considerable traffic flow – A34), situated within relative close proximity to the island intersection with Shirley Road/Solihull Lane/Robin Hood Lane/Baldwins Lane - “Robin Hood Island”.

Hall Green is a densely populated residential suburb, located approximately 6.5 miles south east of Birmingham city centre.

The property is within relative close proximity to Shirley High Street and Solihull town centre.

Access to the national motorway network is provided by Junction 4 of the M42 motorway (circa three miles south east).

DESCRIPTION

The subject premises provides ground floor (double fronted) accommodation, including limited, ancillary, first floor storage/staff facilities.

Previously utilised on the basis of a hot food outlet/restaurant.

Advantages include:

- Substantial , full height display windows.
- Suspended ceilings/recessed lighting.
- Air conditioning units (warm and cold – dual).
- Forecourt off-street car parking.
- Yard facility/off-street car parking to the rear.
- Tiled floor structures and elevations.
- Walk-in freezer/chiller.
- Male and female toilet facilities

ACCOMMODATION

1,695 sq.ft./157.47 sq.m.

TENURE

The property is available on the basis of a six year lease agreement (three year review pattern).

RENTAL

£25,000 p.a. exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value: **£22,500**
Rates Payable: **Circa £11,000**

MAINS SUPPLIES

The property has the advantage of all mains supplies including gas, electricity, water and drainage.

PERMITTED USE

The property is suitable to be utilised on the basis of either Use Class A3 (Food and Drink), A5 (Hot Food and Takeaway) or A1 (Retail).

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

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

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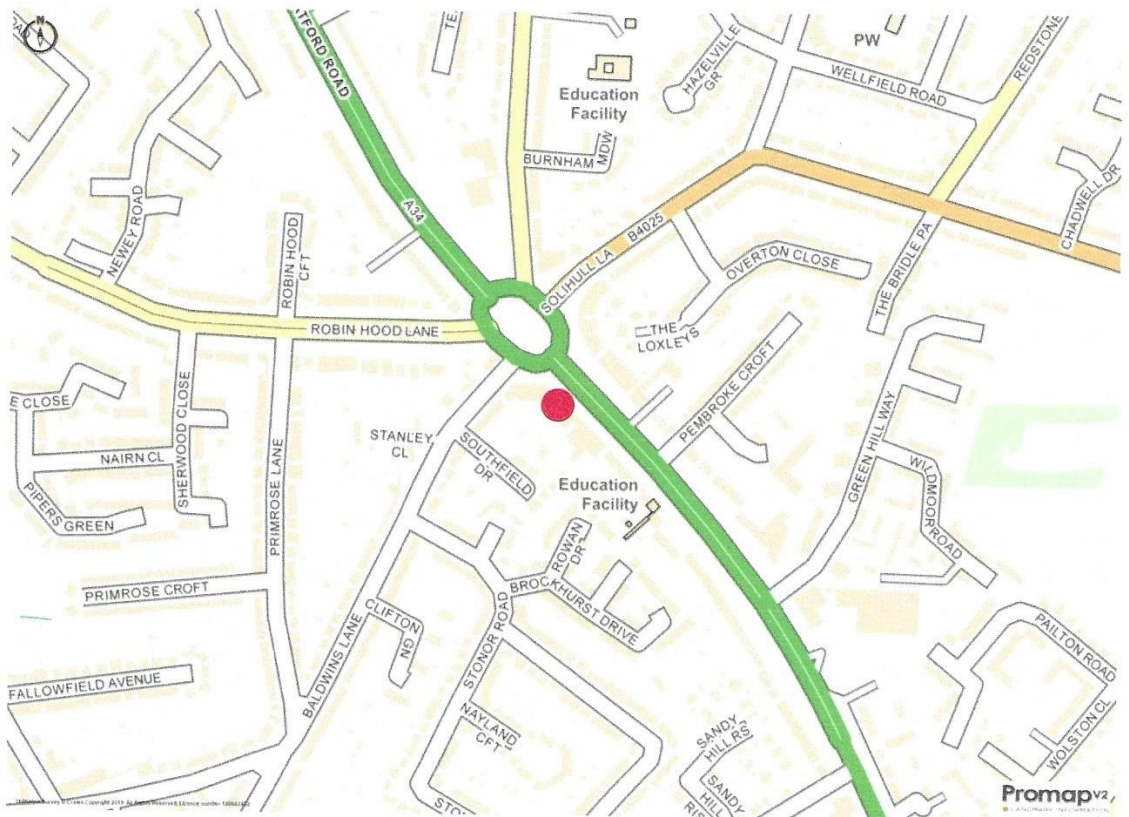
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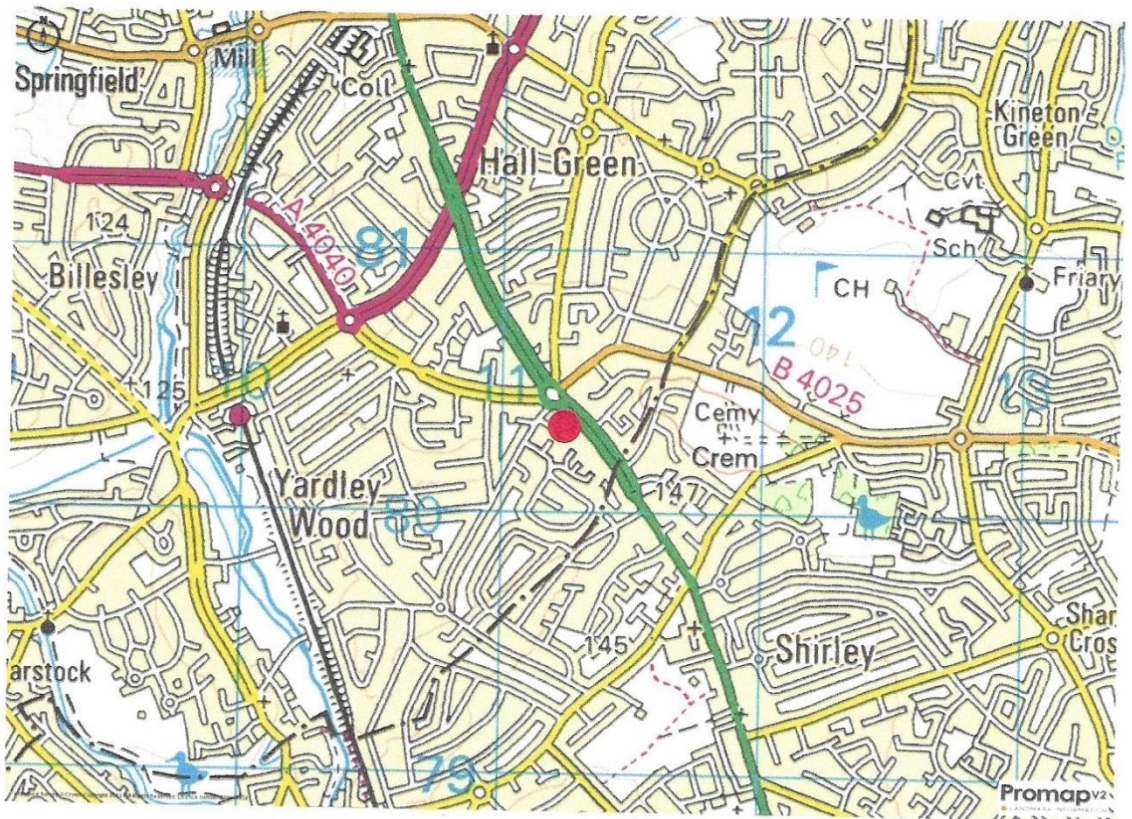
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NOTICE

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.