

204B STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3AQ



## TO LET

### GROUND FLOOR SHOP

270 sq.ft/25 sq.m

- Prominent position.
- Located on the main Stratford Road, Shirley (A34).
- Major retailers represented close by include Costa Coffee and Nandos.



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 premises are well located within the heart of Shirley, forming part of a well-established parade fronting the main A34 Stratford Road.

The property is adjacent Belladonna and Parsha Barbers and close to Consul Tanning Studio, The Electric Bike Shop, Costa, Nandos, Saracens Head Public House and the Parkgate Shopping Centre.

## DESCRIPTION

The subject premises comprise a ground floor lock up shop trading as Falafel Munch.

## ACCOMMODATION

### GROUND FLOOR

Shop Frontage:	8'1"	2.5 m
Floor Area:	270 sq.ft	25 sq.m

## LEASE

The property is available by way of a new fully repairing and insuring lease for a term to be agreed upon in multiples of 5 years.

## RENTAL

**15,000 pa** (exclusive of rates)

## RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£7,800**

Please contact the Local Authority for further information.

## **For More Information Contact:**

Helen McBride

T: 0121 706 7766

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

## PLANNING

We understand the shop does not have planning consent for a Hot Food Takeaway.

## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 83 (Band D). A copy of the certificate is available upon request.

## SERVICE CHARGE AND INSURANCE

The ingoing tenant will be responsible for the payment of a variable service charge, which for 2021 was £283.22 inclusive of VAT. Building insurance for the year 2021-2022 is £99.31 inclusive of VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

## VIEWINGS

By appointment with Stephens McBride on 0121 706 7766 or AMT Commercial on 01527 821 111.

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**NOTICE**

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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.