

204B STRATFORD ROAD, SHIRLEY, B90 3AQ



## TO LET

### GROUND FLOOR RETAIL

**324sq.ft/30.1 sq.m**

- Located on the main Stratford Road, Shirley (A34) adjacent to the entrance to Parkgate Shopping Centre.
- Major retailers represented close by include Costa Coffee, Nando's, Pizza Express and Weatherspoons.



Stephens McBride Chartered Surveyors & Estate Agents  
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[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The premises, currently trading as Falafel Munch, are prominently located within a parade of similar retail units set behind a service road and fronting onto the main A34 Stratford Road, Shirley. The parade which includes Nandos, Costa Coffee and Intoto Kitchens is adjacent to the entrance to Parkgate Retail Development which comprises a new 195,000 sq. ft. shopping centre and by an Asda store and incorporating a total of 24 retail units.

## ACCOMMODATION

Ground Floor Sales Area **324 sq.ft (30.1 sq.m)**

Shop frontage **8.1 ft (2.47m)**

WC Facilities

The premises has a modern fully glazed shop front leading to an open plan retail area with w.c. facilities to the rear.

## LEASE

The property is offered on the basis of a new 5 year fully repairing and insuring lease at a rent of **£15,000** per annum exclusive.

## VAT

VAT is payable on all outgoings relating to the premises.

## RATES

Rateable Value: **£7,800.00**

Rates Payable (2019/2020): **£3,830 p.a.**

Please note that small business rates relief may apply.

Interested parties should make their own enquiries of the local authority.

## SERVICE CHARGE AND BUILDINGS INSURANCE

The ingoing tenant will be responsible for the payment of a variable service charge, which for 2018 was £245.37 inclusive of VAT. Building insurance for the current year is £121.31 inclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWINGS

Strictly by appointment with:

Stephens McBride

Tel. no. 0121 706 7766

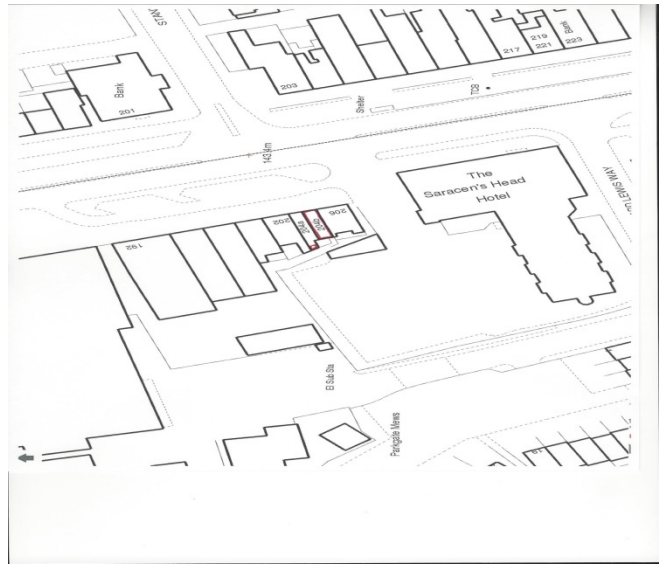
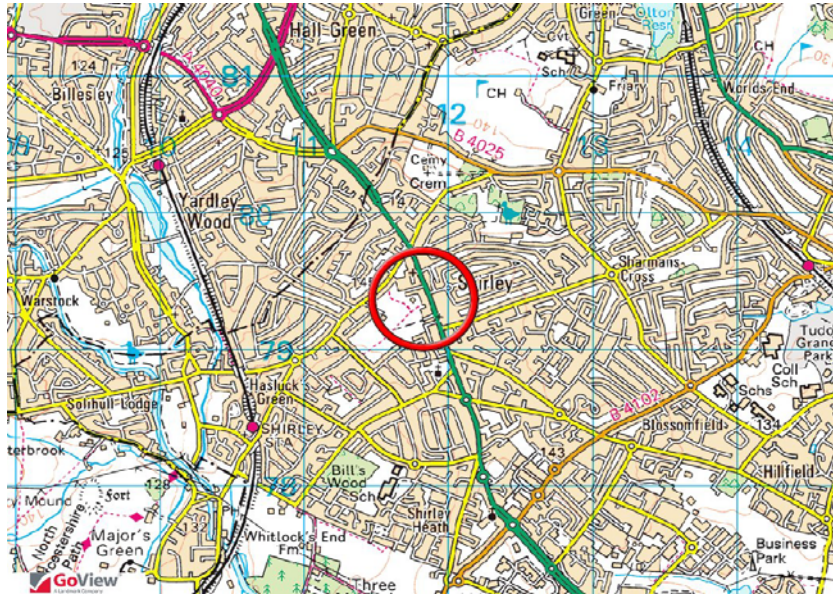
Email: [steve@smbsurveyors.com](mailto:steve@smbsurveyors.com) or

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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.