

GROUND FLOOR, THE GABLES, 2B WOODBRIDGE ROAD,
MOSELEY, B13 8EJ



TO LET
BY WAY OF ASSIGNMENT
GROUND FLOOR RESTAURANT
(Class E)

947.2 sq.ft/88 sq.m

- Direct frontage, within close proximity to the intersection with Alcester Road in Moseley.
- Prime location – excellent foot fall – surrounding areas are densely populated
- Within close proximity to Kings Heath High Street, as well as a within 15 minutes of Birmingham City Centre.
- to Birmingham City Centre, within 15 minute drive.
- Nearby occupiers include, Cooperative, Subway and many independent retailers.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys direct frontage onto Woodbridge Road in, situated within close proximity to the intersection with Alcester Road.

The surrounding areas are predominately commercial use, e.g. restaurants, car garage and offices.

Excellent foot fall.

Within close proximity to Kings Heath, as well as a within 15 minutes of Birmingham City Centre

DESCRIPTION

The subject premises comprise ground floor, self-contained retail accommodation, completed with a good fit out, ready for occupation.

The property can be accessed to the rear, via a gated shared passageway.

ACCOMMODATION

947.2 sq.ft/88 sq.m

MAINS SUPPLIES

The property has the advantage of primary metered mains electricity, gas, water and drainage.

TERM

The property is available by way of an assignment of a 10 year lease agreement at an asking rental level of **£25,000 per annum**.

RENTAL PAYMENT

Quarterly in advance.

For More Information Contact:

Elliott R S Jones MSc BSc (Hons) or
Oliver Beard

T: 0121 706 7766

E: Elliott@smburveyors.com

E: Oliver@smburveyors.com

VAT

VAT is applicable

BUSINESS RATES

Current Rateable Value (Maximum) (April 2023) - **£13,750**

USE

The current planning consent permits a retail use (E).

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

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant

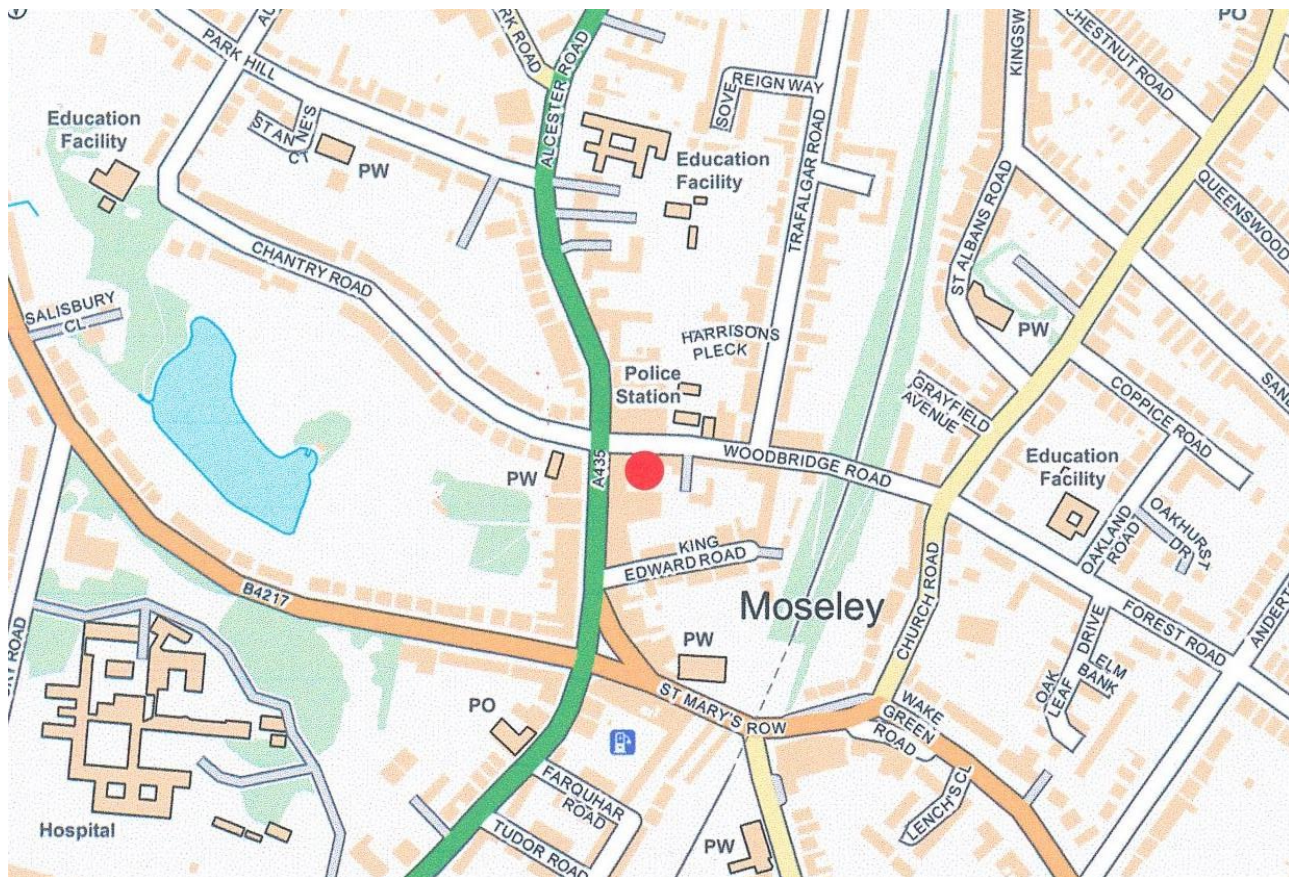


SMB
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NOTICE

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.