

# TO LET

1403, 1405 and 1407 Pershore Road  
Stirchley, Birmingham  
B30 2JR



## LOCATION

The property is situated in a prominent corner position fronting onto the Pershore Road at its junction with Mary Vale Road in the Stirchley area of Birmingham.

Stirchley lies approximately 4 miles south of Birmingham City Centre and has a growing reputation as popular and attractive place to live within Birmingham City Centre. Populated by numerous great independent bars and restaurants this up-and-coming area which has recently been listed in Time Out Magazine as one of the twelve coolest neighbourhoods in the UK.

The site is close to Stirchley centre with easy access to shops, cafes, and restaurants. It is also within easy walking distance to Bournville railway station.

## DESCRIPTION

This ground floor lock up shop, will be handed over in shell specification with capped off utilities. The unit also benefits from a rear bin store, and shop front installed by the landlord.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 117.42 sq. m 1,263 sq. ft

## RENT

**£30,000** per annum exclusive of rates, service charge and VAT.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## RATEABLE VALUE

Rates to be assessed by VOA once the development is completed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agent.

SUBJECT TO CONTRACT



**CREATIVE RETAIL**  
PROPERTY CONSULTANTS



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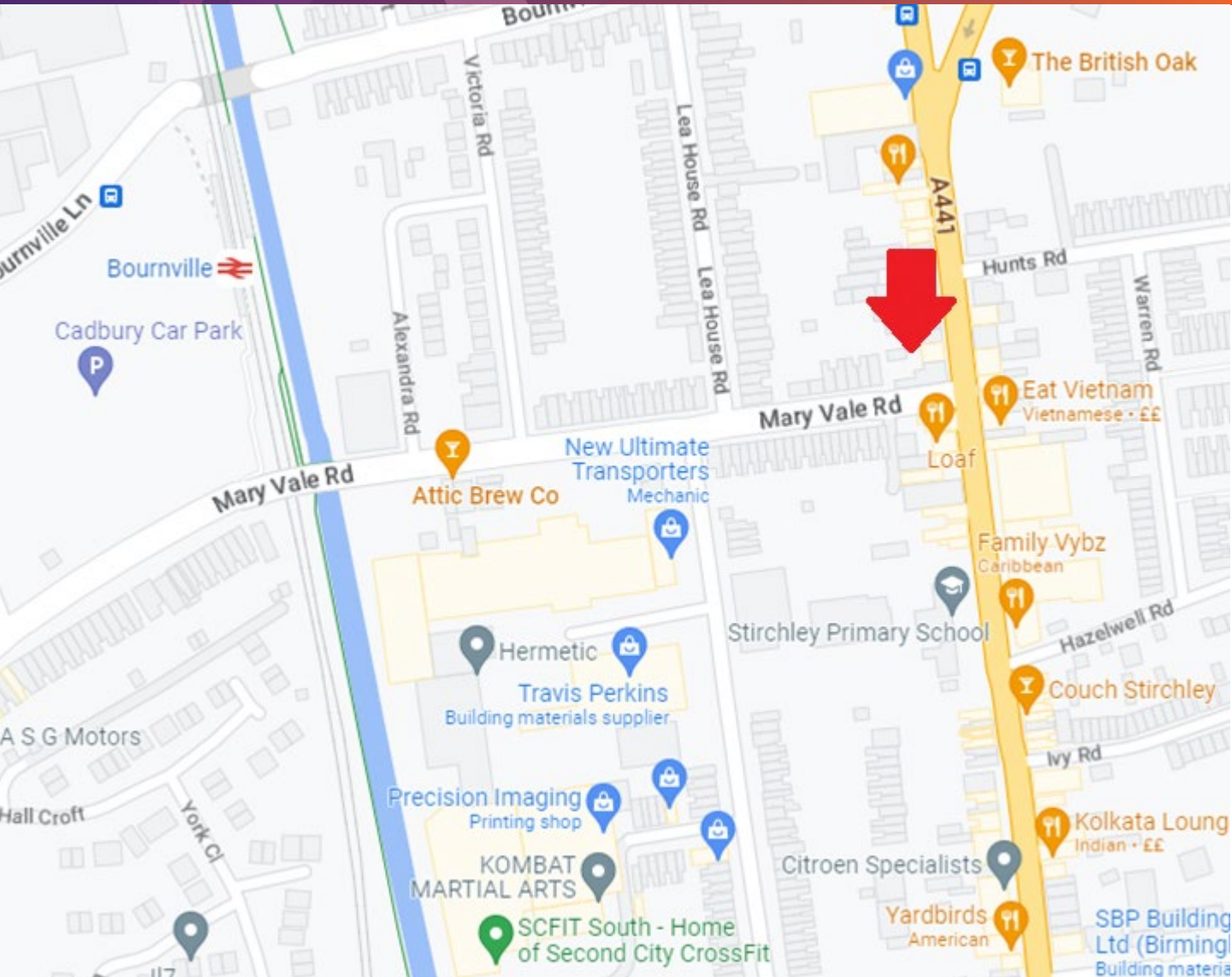
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