

1798-1800 Pershore Road

Birmingham, B30 3AU

SHEPHERD
COMMERCIAL



TO LET

1,004 SQ FT
(93.27 SQ M)

£18,000 PER ANNUM

Prominent double-fronted retail unit on Pershore Road, Cotteridge. 1,004 sq ft, flexible Class E use.

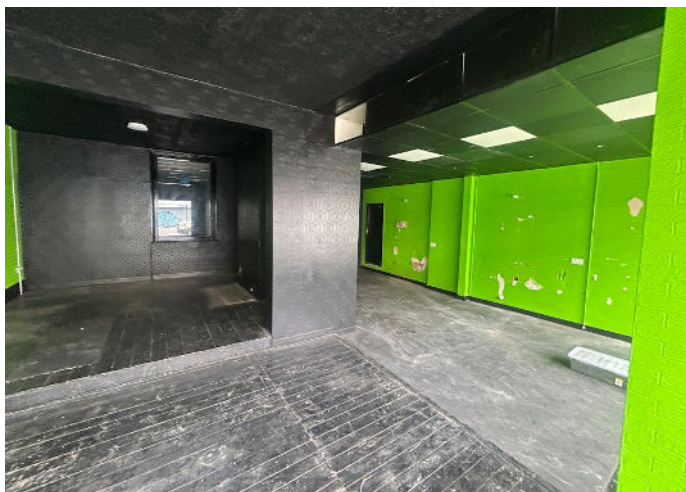
- Prominent double frontage to the busy A441
- 1,003.9 sq ft NIA
- Two interconnecting shop fronts with three rear stores
- Also available with adjoining warehouse and self-contained garage

01564 778890
www.shepcom.com

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Summary

Available Size	1,004 sq ft / 93.27 sq m
Rent	£18,000 per annum
Service Charge	N/A
EPC	C (60)

Description

A prominent double-fronted retail unit extending to approximately 1,003.9 sq ft, forming part of a two storey mid terrace parade on Pershore Road. The unit was most recently occupied as a barbers and is arranged as two interconnecting shop fronts around a central structural pier, with three rear stores including a W.C. The internal finishes are heavily themed to the previous occupier and the property would benefit from refurbishment by an incoming occupier. The property offers flexibility under Class E use. A new full repairing and insuring lease is available for a minimum term of 3 years.

Location

The property is prominently situated on Pershore Road (A441) within the established Cotteridge district centre, approximately four miles south west of Birmingham city centre. Pershore Road is a principal arterial route carrying a high volume of passing traffic, with the surrounding parade comprising a mix of local and independent occupiers. Cotteridge is well served by public transport, with local bus routes and Kings Norton railway station within walking distance, and the wider motorway network accessible via the A38 and M42

Specification

Retail: 1,003.9 sq ft (93.3 sq m) NIA, comprising two interconnecting shop fronts arranged around a central structural pier, with three rear stores, one of which incorporates a single W.C.

The unit is fitted with a suspended ceiling and recessed and panel lighting, with a mixture of vinyl plank and tiled floor coverings. Mains water and electricity connected, no gas supply. EPC rating C.

Terms

Available to let on a new full repairing and insuring lease. Minimum lease term of 3 years, on terms to be agreed.

Quoting rent: £18,000 per annum, exclusive of business rates, service charge, insurance and VAT if applicable.

The adjoining warehouse and self-contained garage are separately available, either together or individually.

Tenure

The property is held freehold. It is being offered to let only and is not available to purchase.

Viewings

Strictly by prior appointment through the sole letting agents, Shepherd Commercial.



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