TO LET

220, Mary Vale Road, Bournville, Birmingham, B30 1PJ

Sanderson Weatherall

- Rent of £20,500 per annum, exclusive
- Attractive ground floor retail unit and upper floor two bedroom maisonette, available on a single lease.
- Parking and rear garden.
- Retail unit extending to approximately 912 sq ft (84.73 sq m), NIA.

Location:
The property is located on the northern side of Mary Vale Road, near its junction with Linden Road in the picturesque Birmingham suburb of Bournville, situated approximately five miles south of Birmingham city centre. The surrounding area is mixed-use in nature with commercial and residential premises nearby.

The property can be found using the What3Words code: ///relate.flown.editor

Description:
The property comprises an attractive end-of-terrace mixed-use property, of three-storey brick construction, with a basement. At ground floor level, there is a glazed timber-framed shop front with a recessed entrance door. The property is very well presented and finished to a high standard.

The ground floor provides retail premises previously used as a hair salon. It is arranged to provide a front retail area, a rear retail area, a WC, a rear work area, and a rear store. Additionally, there is a basement area used for storage.

The upper floors provide a self-contained two-bedroom maisonette flat, comprising a lounge, dining room, bathroom, and kitchen on the first floor, with two bedrooms on the second floor.

Externally, there is a parking area beside the shop and a rear garden, which is mostly block-paved with an area of decking.

The retail premises extend to a net internal area of approximately 912 sq ft (84.73 sq m), including the basement. The maisonette extends to a gross internal area of around 761 sq ft (70.68 sq m).

Assessment:
The property is assessed for business rates, with an April 2026 rateable value of £11,250, which gives a rates payable of £5,614. Small businesses may get 100% business rates relief. We recommend that any prospective tenant makes their own enquiries with Birmingham City Council's business rates department.

The maisonette flat is assessed for council tax band A, with a 2025-2026 year amount payable of £1,491.33.

Energy Performance:
The retail unit has an EPC rating of band E with a score of 120 points. The maisonette flat has a score of band D with a score of 58 points.

Use:
We understand the property has permission to be used for retail purposes under class E.

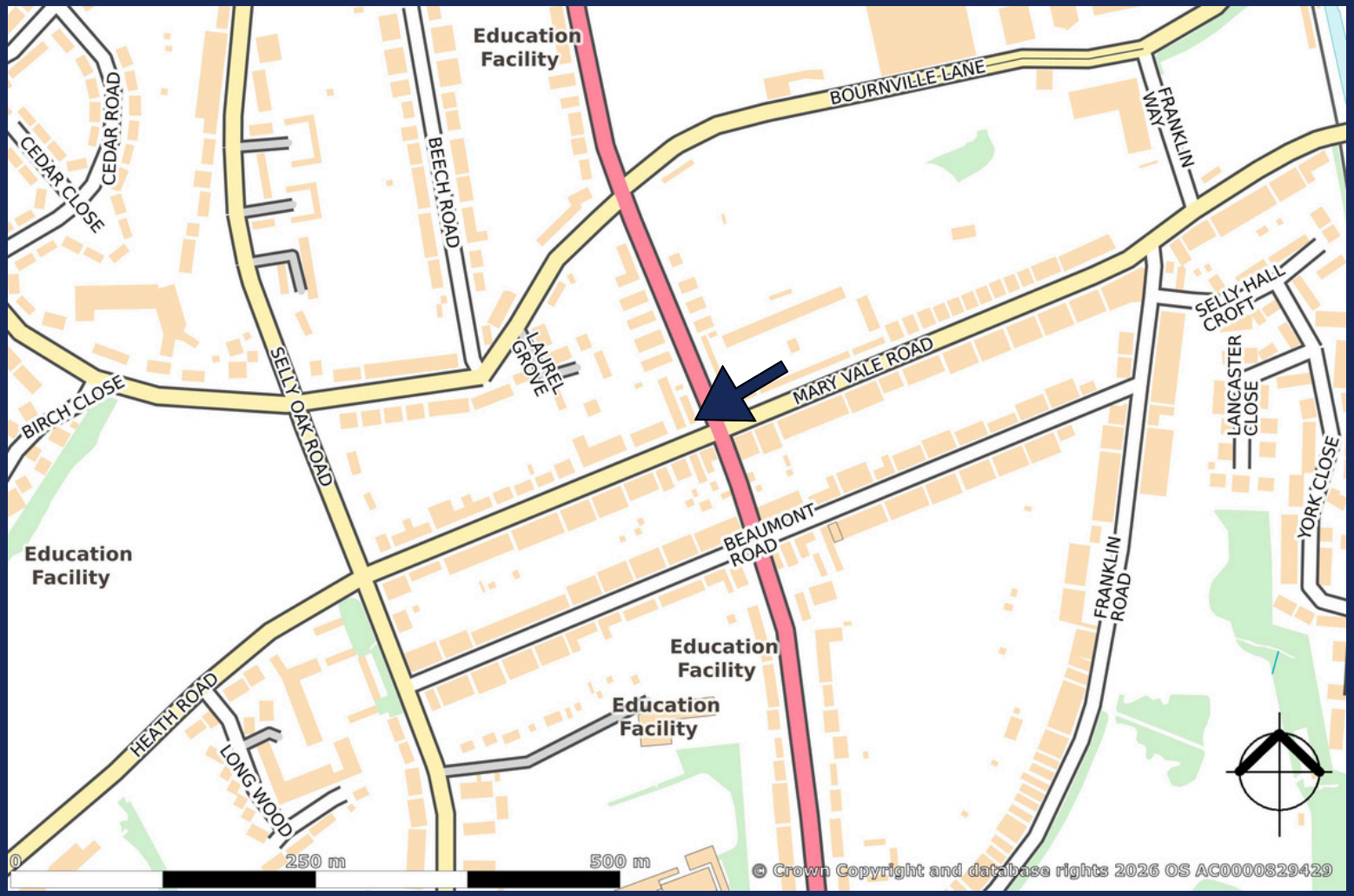
Rent:
£20,500 per annum, exclusive, subject to contract.

VAT:
The property is elected for VAT, which is payable in addition to the rent.

Lease:
The property as a whole (shop and maisonette) is available to let for a minimum of five years, on a full repairing and insuring basis.

The tenant will be permitted to sublet the maisonette flat on an Assured Periodic Tenancy, subject to the landlord’s approval.

A rent deposit may be required, subject to references.



Viewings

Strictly by appointment with the sole agents only.

Sanderson Weatherall LLP

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