

215 Station Road

Wythall, Birmingham, B47 6ET

SHEPHERD COMMERCIAL



TO LET

619 SQ FT
(57.51 SQ M)

£15,000 PER ANNUM

A Prominent Modern
Former Hair Salon and
Three-Bedroom Flat,
Offered Together As a
Single Lease

- Forecourt Parking
- Self-Contained Three Bedroom Flat
- Rear Access
- Village Parade
- Permit to Sub-Let
- Modern Fit-Out

01564 778890
www.shepcom.com

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Summary

Available Size	619 sq ft / 57.51 sq m
Rent	£15,000 per annum
Car Parking	Forecourt Parking
Estate Charge	N/A
EPC	D (78)

Description

A well-presented mixed-use property comprising a ground floor retail unit, previously occupied as a hair salon, together with a self-contained, modern three-bedroom flat above. The ground floor extends to approximately 517 sq ft (48.0 sq m) and benefits from a glazed frontage, open-plan sales area, kitchen and ancillary storage, suitable for a variety of retail or service-based uses subject to the necessary consents. The upper floors provide a well-appointed three-bedroom residential flat with independent access, offering excellent accommodation for sub-letting or owner occupation. The property is available to the leasehold market at £15,000 per annum, with the benefit of permission to sub-let the residential accommodation, providing strong potential for additional income.

Location

The property is prominently situated on Station Road in the popular village of Wythall, forming part of an established retail parade. The immediate area benefits from a range of local occupiers including food and convenience operators, together with a strong surrounding residential catchment.

The location provides good levels of passing traffic and accessibility, with convenient links to the wider Solihull and South Birmingham areas.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

To be offered to the leasehold market for a minimum term of five years, with three month deposit applicable. FRI Basis.



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