

1861 Pershore Road

Cotteridge, Birmingham, B30 3DJ

SHEPHERD
COMMERCIAL



TO LET

348 SQ FT
(32.33 SQ M)

£10,800 PER ANNUM

Well-presented 348 sq ft ground floor retail unit on an established Cotteridge parade. Class E.

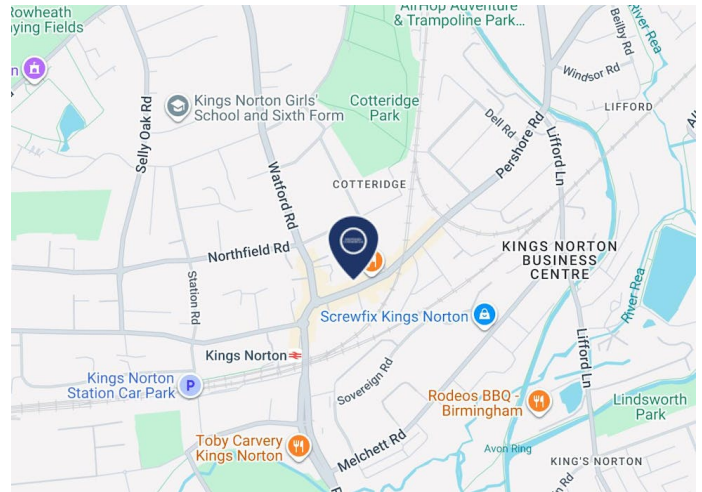
- 348 sq ft (32.33 sq m) net internal area
- Prominent A441 Pershore Road frontage
- Full-width glazed shopfront with display window
- Class E, suitable for a wide range of uses
- Likely to qualify for Small Business Rates Relief

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Summary

Available Size	348 sq ft / 32.33 sq m
Rent	£10,800 per annum
EPC	C (66)

Description

A self-contained ground floor retail unit, occupying a prominent position within an established retail parade fronting Pershore Road. The unit is arranged as a single open-plan sales area to the front, with a staff room and kitchenette and a separate WC to the rear. The property benefits from a full-width glazed shopfront with a recessed entrance door and a powder-coated perforated roller shutter providing security to the front elevation.

Most recently in use as a hairdressing salon, the unit has been fully cleared and returned to a clean, open specification with newly laid laminate flooring, plastered and painted walls and modern surface-mounted and recessed lighting throughout. The property presents in good order and is available for immediate occupation.

The unit falls within Class E and is suitable for a broad range of retail, professional service and leisure uses.

Location

The property is situated on Pershore Road in Cotteridge, approximately four miles to the south of Birmingham city centre. Pershore Road forms part of the A441, one of the principal radial routes serving south Birmingham, and carries a high volume of passing vehicular and pedestrian traffic.

Cotteridge provides an established local centre comprising a mix of independent operators and national multiples.

Kings Norton railway station lies a short distance from the property and provides regular services into Birmingham city centre via the Cross-City line, with the parade further served by a number of bus routes operating along Pershore Road.

Neighbouring occupiers immediately adjoining the property include Betfred and Eyeworld Optometrists, with the wider parade accommodating a range of independent retail, food and service operators.

Public on-street parking is available directly outside the property.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, buildings insurance, VAT and all other outgoings.

The property has a rateable value of £7,400 under the 2026 rating list. Subject to their own circumstances and to confirmation with Birmingham City Council, an incoming occupier is likely to qualify for Small Business Rates Relief.

Services

Mains water and electricity are connected to the property. Hot water is provided by electric water heaters serving the rear of the unit. There is no mains gas supply.

Viewings

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



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