

TO LET

UNIT 3, BEAUFORT PARK
STECHFORD LANE, BIRMINGHAM, B8 2AN



PROMINENT RETAIL UNIT

5,219 sq ft sq ft (484.9 sq m) (Approx. Total Gross Internal Area)

- Former Poundstretcher
- Immediately available
- £60,000 per annum exclusive
- Next to Aldi and Pure Gym
- Free onsite parking

LOCATION

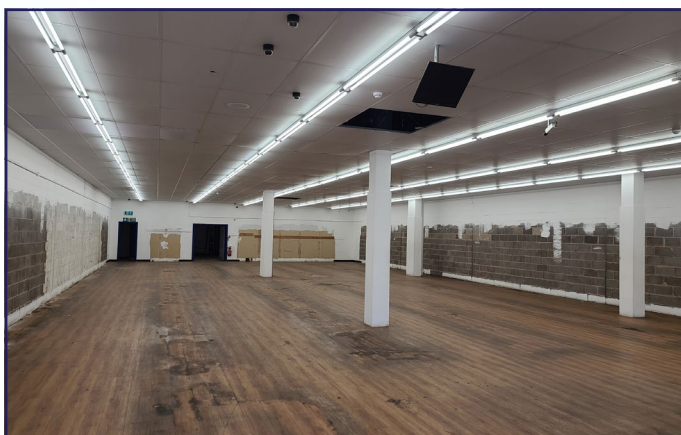
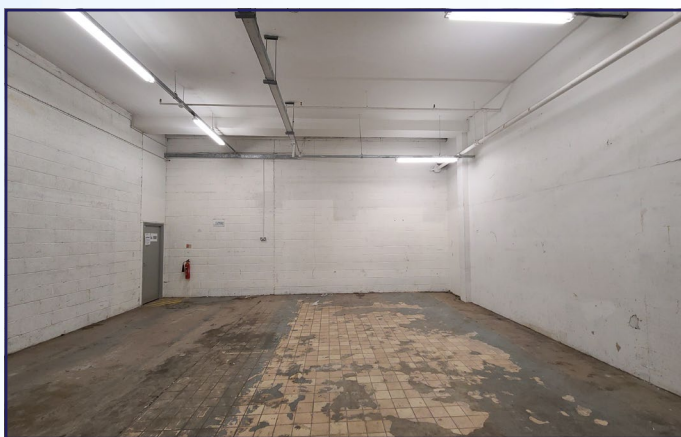
The property is located at Beaufort Park on Stechford Lane, forming part of a well-established retail and trade destination within Birmingham. The scheme benefits from strong visibility and frontage onto the A4040 (Outer Ring Road), providing excellent connectivity to the wider Birmingham area.

The surrounding area comprises a mix of national and regional occupiers, with the park serving a dense residential catchment and benefiting from high levels of passing traffic. Birmingham city centre lies approximately 4 miles to the west, with convenient access to the M6 motorway network via Junctions 5 and 6.

DESCRIPTION

The property comprises a modern ground floor retail unit, previously occupied by Poundstretcher, forming part of a larger retail parade. The unit provides a large open-plan sales area with ancillary storage and welfare facilities to the rear. The premises benefit from a prominent glazed frontage, offering excellent visibility and signage opportunities.

The unit is suitable for a range of retail and commercial uses (subject to planning), and is available for immediate occupation. The property benefits from rear servicing and free customer car parking.



POSTCODE: B8 2AN



ACCOMMODATION

	SQ M	SQ FT
Ground Floor Retail	484.9	5,219
TOTAL Approx. Gross Internal Area	484.9	5,219

TENURE

The property is available to let on a new effective full repairing and insuring lease, for a term to be agreed.

RENT

£60,000per annum exclusive.

BUSINESS RATES

Rateable Value (2026 List): £74,500

Interested parties are advised to make their own enquiries with Birmingham City Council regarding the rates payable.

SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of the common areas of the estate.

Estimated service charge: £10,000 per annum.

EPC

Energy Performance Rating: B (48).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, which may be applicable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 04/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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