

# TO LET

2 Greenfield Crescent,  
Birmingham, B15 3BE



## Location

The premises are located on Greenfield Crescent, within the heart of Edgbaston Village, a vibrant retail and leisure destination, situated a mile outside of Birmingham.

Nearby occupiers include **Chapter Restaurant**, **Smoke and Ash Pizzeria**, **Loki Wine Bar** and **Kin Home**.

Further amenities include **Simpsons Michelin starred restaurant**, **The Blue Piano bar and rooms**, **The High Field gastro pub**, **Boston Tea Party cafe**, **Morrisons**, **Costa Coffee Drive-Thru** and **Anytime Fitness gym**.

## Description

The property fronts onto Greenfield Crescent, benefitting from front and rear outside space.

The space has been newly refurbished and provides light open plan space available for a variety of uses.

## Accommodation

| Address      | Sq M          | Sq Ft        |
|--------------|---------------|--------------|
| NIA          | 134.89        | 1,452        |
| <b>Total</b> | <b>134.89</b> | <b>1,452</b> |

## Rent

**£20,000** Per Annum Exclusive

## Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

## Rateable Value

Following changes to the layout of the property, the business rates have to be re-assessed by the Valuation Office Agency (VOA).

Interested parties should make their own enquiries.

## Service Charge

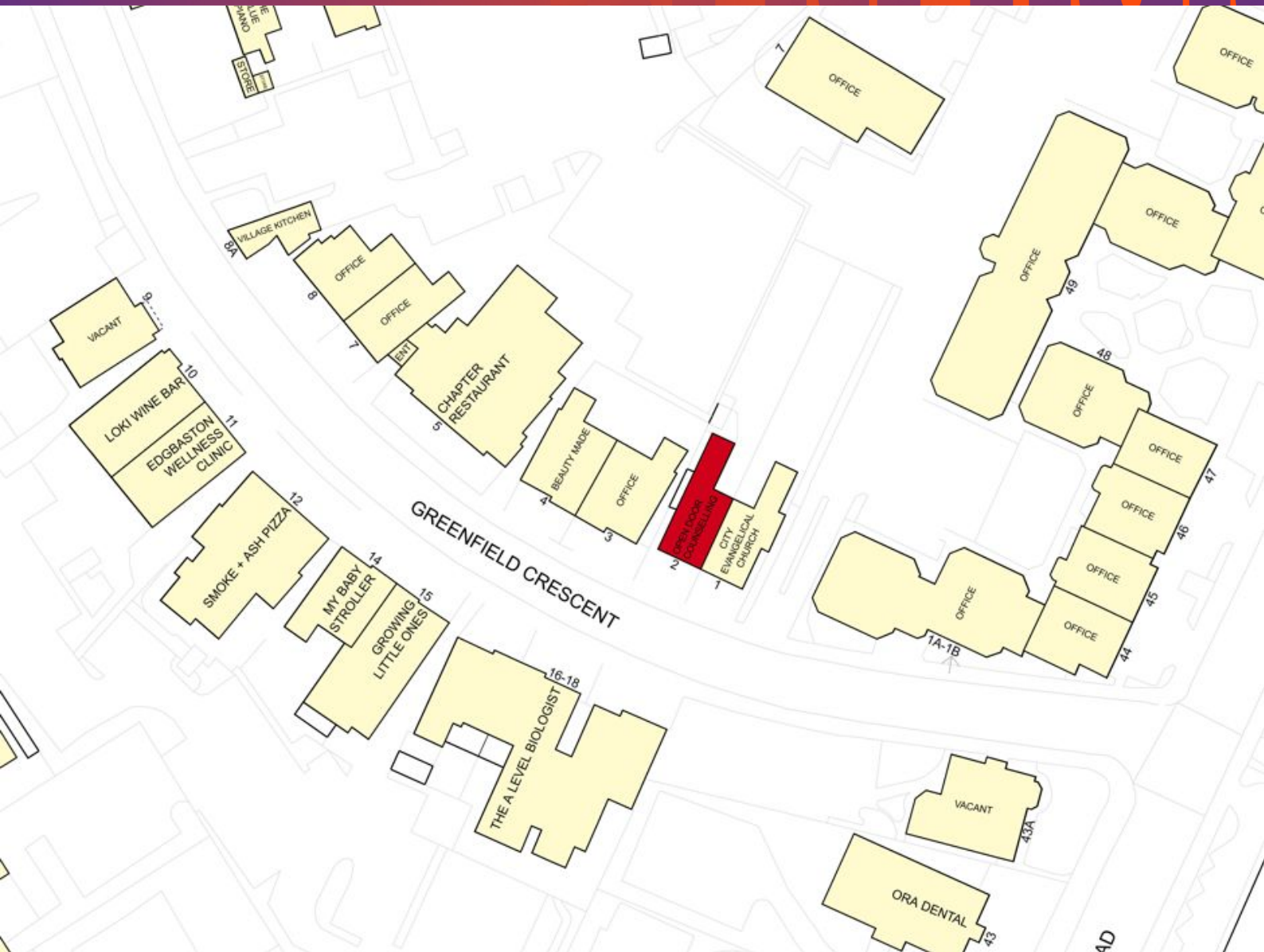
**£6,000** per annum (estimate).

## Viewings

Strictly by appointment with the Retained Agents.

# TO LET

2 Greenfield Crescent,  
Birmingham, B15 3BE



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these 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, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell  
07793 808974  
ed@creative-retail.co.uk

0121 400 0407  
creative-retail.co.uk

Creative Retail