

250 Gospel Lane

Birmingham, B27 7AH

SHEPHERD
COMMERCIAL



TO LET

336 SQ FT
(31.22 SQ M)

£8,500 PER ANNUM

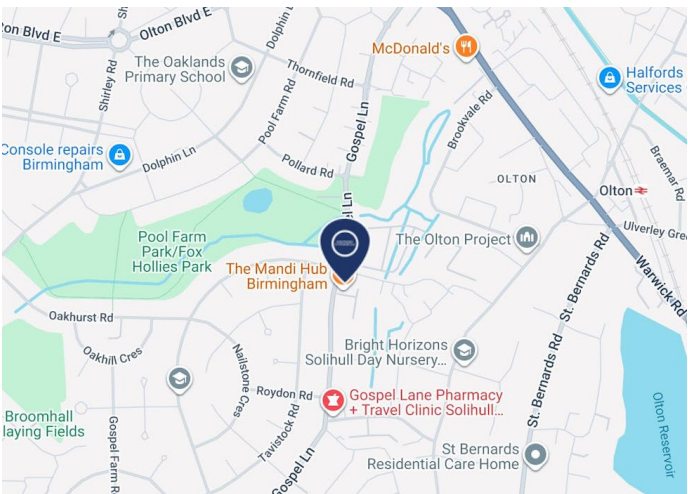
Ground floor retail unit in an established Acocks Green parade. Class E, ~336 sq ft, flexible layout.

- Established neighbourhood retail parade
- Class E use — wide range of permitted uses
- Approx. 336 sq ft (NIA) retail accommodation
- Flexible layout — three interconnecting rooms
- On-street and parade parking available

01564 778890
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Summary

Available Size	336 sq ft / 31.22 sq m
Rent	£8,500 per annum
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises a ground floor lock-up retail unit forming part of an established mid-terrace suburban parade, flanked by a hair salon and a newsagent.

Internally the unit is arranged as three interconnecting rooms running front to rear, currently divided by demountable partitioning which can be reinstated to provide a single open-plan space. The accommodation benefits from suspended ceilings with recessed lighting, laminate and carpet floor coverings, and a rear WC.

Benefiting from Class E planning consent, the unit is suitable for a wide range of occupiers including retail, office, service, professional, health and fitness, and tuition uses.

The property is connected to mains water and electricity. The rateable value is £5,700, which falls below the £12,000 threshold, meaning the majority of small occupiers would qualify for 100% Small Business Rates Relief, subject to eligibility — offering a low occupational cost base.

Location

The property is situated on Gospel Lane, Acocks Green, Birmingham, within an established neighbourhood

retail parade serving the surrounding residential area. Neighbouring occupiers include a hair salon, barber and convenience store/newsagent.

There are no allocated parking spaces; however, parking is available directly in front of the unit and along the parade, with ample on-street parking on the surrounding roads. Gospel Lane connects to the wider Acocks Green, Yardley and Solihull areas, with good access to the A41 and local public transport networks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	336	31.22	Available
Total	336	31.22	

Terms

Tenure: Available by way of a new full repairing and insuring lease, for a term to be agreed.

Rent: £8,500 per annum exclusive.

Rates: The property has a rateable value of £5,700 (2026 rating list). As this falls below the £12,000 threshold, occupiers may qualify for 100% Small Business Rates Relief, subject to eligibility. Interested parties should make their own enquiries with Birmingham City Council.

VAT: All figures are quoted exclusive of VAT, where applicable.

Viewings

By appointment only with Shepherd Commercial.



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