

425 Tyburn Road, Birmingham, B24 8HJ



**TO LET**

Prominent Retail Premises with first floor offices

Net Internal Area: 10,349 ft<sup>2</sup> (961.44 m<sup>2</sup>)

**Location**

The property enjoys a prominent position being situated on Tyburn Road at its junction with Bromford Lane in the Erdington area of Birmingham.

The Tyburn Road is a main arterial route into Birmingham City Centre which lies approximately 4 miles to the south west of the property.

The location is within close proximity to southbound Junction 5 & northbound Junction 6 of the M6 motorway.

**Description**

The property comprises a predominantly open-plan ground floor showroom premises with glazed frontage and pedestrian access onto Tyburn Road.

The space benefits from concrete flooring, suspended ceiling with inset LED lighting, customer toilets and forecourt parking.

**Accommodation**

<b>GF Retail</b>	<b>8,284 ft2</b>	<b>769.88 M2</b>
<b>FF Offices</b>	<b>2,065 ft2</b>	<b>191.84 M2</b>
<b>Total</b>	<b>10,349 ft2</b>	<b>961.44 M2</b>

**Terms**

The property is available on a new lease, with length to be agreed, at £36,000 per annum.

**Services**

We understand that all mains services are available on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations with the relevant providers.

**VAT**

All prices quoted are exclusive of VAT which we understand is payable.

**Legal Costs**

Both parties are to bear the cost of their own legal and surveyor's costs incurred during the transaction.

**Energy Performance**

Available on request from the agent.

**Rateable Value**

The ground floor retail element has a rateable value of £14,500, the office is currently separately rated and qualifies for small business rates exemption.

**Availability**

The property is available immediately, following the completion of legal formalities.

**Viewing**

Strictly by prior appointment with the sole agents Siddall Jones on 0121 638 0500

