

2, 4 & 5 Hawkhurst Road

Maypole, Birmingham, B14 5HS

SHEPHERD
COMMERCIAL



TO LET

1,668 SQ FT
(154.96 SQ M)

£25,000 PER ANNUM

Prominent former bank premises to let in Maypole, Birmingham. 1,668 sq ft ground floor.

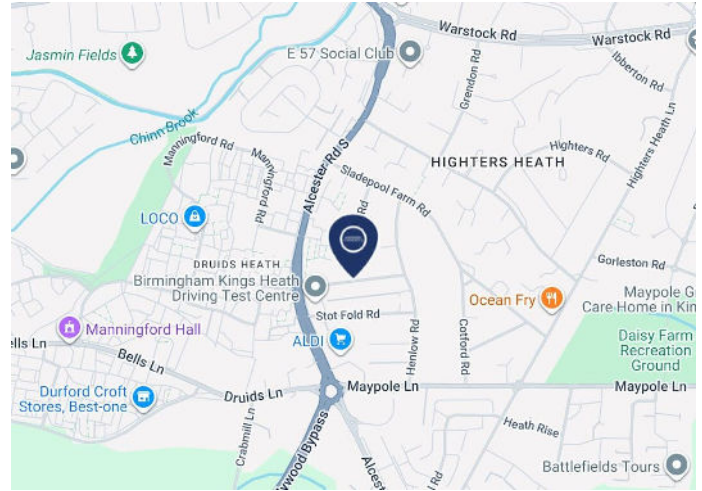
- Prominent corner position on Hawkhurst Road / Alcester Road South
- On-site parking for 2 vehicles
- Suitable for a range of Class E uses.
- Established local centre with strong footfall from national and local occupiers nearby
- Freehold interest may also be available

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Summary

Available Size	1,668 sq ft / 154.96 sq m
Rent	£25,000 per annum
Rates Payable	£10,354.25 per annum
EPC	C (52)

Description

The property comprises a prominent former Lloyds Bank premises occupying a highly visible corner position. The available accommodation is the ground floor only, arranged to provide a former banking hall with customer-facing areas, meeting rooms, ancillary storage/store rooms, staff facilities, ATM room and WC accommodation, extending to approximately 1,668 sq ft (155 sq m) net internal area.

The premises benefit from an extensive glazed frontage to Hawkhurst Road, together with on-site parking for approximately 2 vehicles.

The property would suit a range of occupiers including professional services, financial services, healthcare, retail, community and restaurant or café uses, subject to obtaining the necessary planning consents.

Note: the self-contained residential flat at first floor level is not included within the demise.

Location

The property is situated in Maypole, south Birmingham, at the junction of Hawkhurst Road and the A435 Alcester Road South.

Alcester Road South is a well established arterial route linking Maypole, Kings Heath and Moseley with Birmingham city centre, with onward access to the M42 and the wider motorway network.

Maypole is a busy local shopping district serving a substantial established residential catchment. Nearby occupiers include Sainsbury's, Aldi, Iceland, Boots, Greggs, Betfred and Ladbrokes.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, at a quoting rent of £25,000 per annum exclusive. The freeholder would also consider a sale of the property; terms available on application.

Tenure

Leasehold. A new full repairing and insuring lease is offered directly by the freeholder for a term to be agreed.

Services

We understand mains water and electricity are connected to the property. The gas supply has been disconnected. Interested parties are advised to make their own enquiries of the relevant utility providers to confirm connection and capacity.

Viewings

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



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