

125-131 High Street | Erdington | Birmingham | B23 6SA

Prime Retail Unit To Let

Subject to Vacant Possession

Total Area

2,944.9m² (31,700ft²)

- Available as a whole or split by floor
- Prominent high street position, directly opposite **Central Square Shopping Centre**
- Vacant possession available on two months' notice
- Strong surrounding retailer lineup including **Holland & Barrett**, **Specsavers**, **Heron Foods** and **B&M**
- Rent on Application



TO LET



Location



Gallery



Contact



Location

Erdington is a well-established suburb of Birmingham, located approximately 5 miles northeast of the City Centre and benefiting from excellent connectivity via Junction 6 of the M6 and three local rail stations (Erdington, Gravelly Hill and Chester Road). The High Street is the prime pitch for the town centre, supported by a substantial residential catchment.

The subject property occupies a highly prominent position on High Street, directly opposite Central Square Shopping Centre, with a range of local and national operators. Nearby occupiers include Holland and Barrett, Specsavers, Heron Foods and B&M.

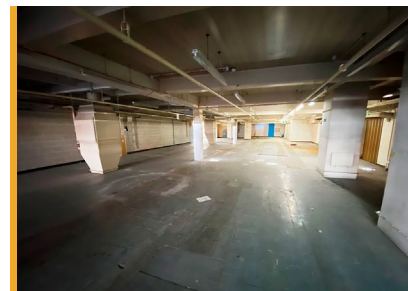
Description

The subject property comprises a substantial retail unit arranged over ground and first floors. The premises are available to let as a whole. The ground and first floors may be let individually, subject to suitable use. The subject property benefits from a substantial frontage, regularly configured sales area, rear loading bay and service lift.

Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor	1,551.4	16,700
First floor	1,393.5	15,000
Total	2,944.9	31,700





Lease Terms and Rental

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at an annual rent of:-

Rent on Application

Offers on individual floors will be considered on their own merit.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £114,000

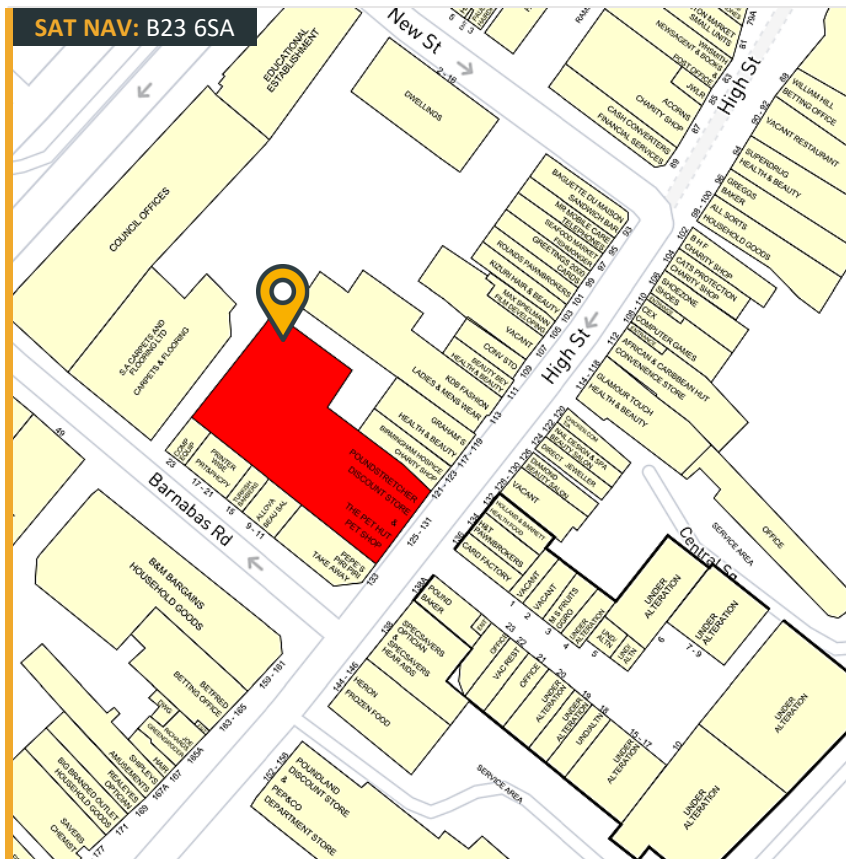
From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

A copy of the Energy Performance Certificate is available upon request.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.



Legal Costs

Each party are to bear their own legal costs incurred.

VAT

The property is elected for the purposes of VAT and will be charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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