

109 Bell Lane

Marston Green, Birmingham, B33 0HX

SHEPHERD
COMMERCIAL



TO LET

802 SQ FT
(74.51 SQ M)

£19,000 PER ANNUM

**TO LET GROUND FLOOR
RETAIL WITH ANCILLARY
OFFICES ARRANGED
OVER 2 FLOORS**

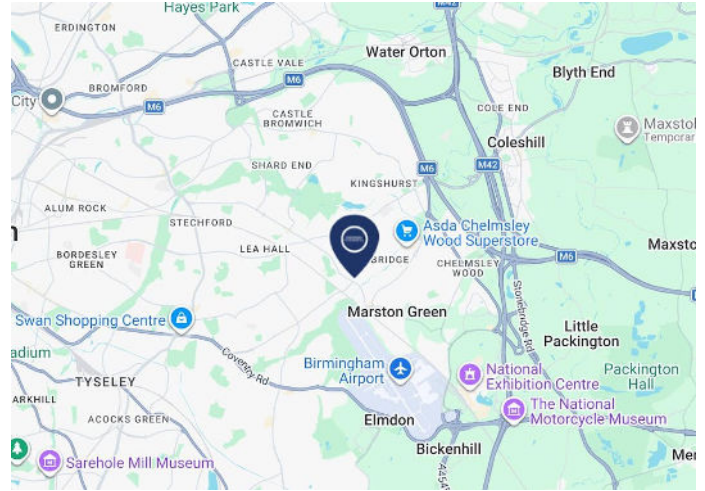
- Ground floor retail with ancillary offices of 802 sq ft
- Ground floor sales area with rear office and kitchen
- First floor further kitchen and two further offices
- Rental £19,000 per annum
- Forecourt Car Parking
- Prominent location

01564 778890
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Summary

Available Size	802 sq ft / 74.51 sq m
Rent	£19,000 per annum
EPC	D (79)

Description

The property comprises a semi-detached residential conversion, 109 Bell Lane built of brick construction and having a pitched tiled roof. The building benefits from ample forecourt parking and shuttered frontage. The property is equipped with private kitchen and WC, the premises are fitted with modern lighting along with a side entrance for staff.

Location

The premises lie alongside Bell Lane in Marston Green bordering Solihull boundary. Approximately 0.4 miles south east is Marston Green train station and retail parade, with Tile Cross retail parade 0.3 miles north east.

109 Bell Lane is serviced by multiple transport routes of both bus and train with plenty of local amenities.

Fronting the busy Bell Lane, the property benefits from high traffic throughout the day.

Viewings

Strictly by appointment with the Agents Shepherd Commercial.

Rateable Value

The property currently benefits from 100% Small Business Rates Relief.

Tenure

The property is to be let on a Full Repairing and Insuring basis for an initial term of up to 3 years.

The tenancy will be subject to a quarters rent deposit being paid by the proposed tenant to the Landlord which will be held in Trust by the Landlord. This rent deposit will be returned at end of the tenancy so long as there are no arrears of rent and no repairs etc., are required to be carried out to the property at the end of the lease.

Accommodation

Ground Floor

Retail Area - 189 sq ft
Corridor
Office 1 - 131 sq ft
Kitchen - 92 sq ft
WC
Storage Area

Externally

Back Yard

First Floor

Office 2 - 179 sq ft
Bathroom
Separate WC
Office 3 - 118 sq ft
Kitchen - 92 sq ft



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