

SHOP TO LET

2166 Coventry Road, Sheldon
Birmingham B26 3JB

SUBJECT TO VACANT POSSESSION



Location

The shopping centre is well located fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport.

Description

Major occupiers represented in the centre include **One Stop Convenience Store**, **Cake Box**, **Subway**, **Iceland**, **Costa Coffee** and **Card Factory**. Directly opposite is **Dream Beds**, with **Halfords**, **M&S Food** and **Morrisons** nearby.

*Parking within the centre is free for the first 30 minutes.

Accommodation

Address	SqM	SqFt
Net Internal Area (ex WC's)	83.33	897
Total	83.33	897

Rent

£27,500 Per Annum Exclusive.

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

RV **£18,500** (2026)

We suggest that all interested parties should verify the above.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

Energy Performance Asset Rating of the premises currently falls within category B (36).

A copy of the Energy Performance Certificate can be made available upon request.

Service Charge

The service charge is currently **£837** per annum plus VAT.

Insurance

Insurance from March 2026 is **£813** plus VAT.

Viewings

Strictly by appointment with the Joint Retained Agents.

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