

5 Bournville Lane

Stirchley, Birmingham, B30 2JY

SHEPHERD
COMMERCIAL



TO LET

310 SQ FT
(28.80 SQ M)

£8,500 PER ANNUM

Ground floor retail unit to let in Stirchley. 310 sq ft, EPC B, prominent frontage. FRI lease.

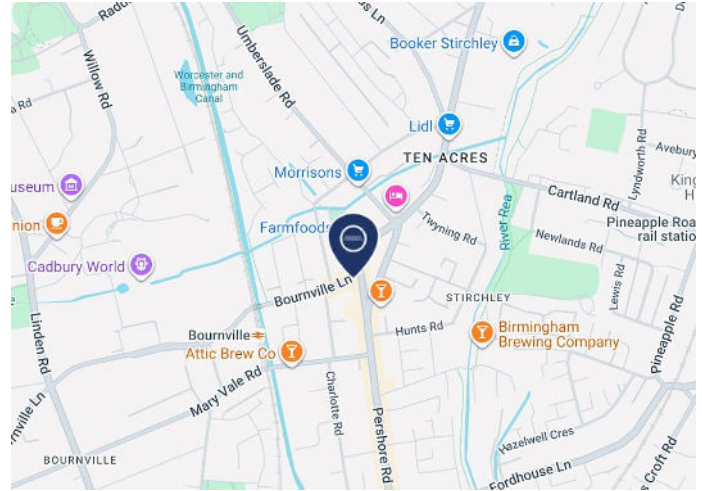
- Prominent Bournville Lane retail frontage
- 310 sq ft ground floor retail accommodation
- Glazed shopfront with roller shutter security
- Rear storage/ancillary area
- Rateable value £7,700 — potential Small Business Rates Relief

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www.shepcom.com

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Summary

Available Size	310 sq ft / 28.80 sq m
Rent	£8,500 per annum
Car Parking	N/A
EPC	B

Description

The property comprises a ground floor retail unit of traditional brick construction, forming part of a mixed-use parade on Bournville Lane, Stirchley. The accommodation extends to approximately 310 sq ft and is arranged as open-plan retail space with a glazed shopfront, roller shutter security, suspended tile ceiling, WC facilities and a rear ancillary/storage area. The unit is available by way of a new FRI lease, with terms to be agreed.

Location

The property is situated on Bournville Lane in Stirchley, an increasingly popular and vibrant inner-city suburb of Birmingham, approximately 4 miles south of the city centre. The immediate area benefits from a strong mix of independent retail, food and beverage and service occupiers, with Stirchley continuing to attract growing levels of occupier interest. The property has excellent public transport links and convenient access to the A38 Bristol Road corridor.

Terms

The property is available To Let by way of a new full repairing and insuring lease, for a minimum term of 3 years. Further terms to be agreed. Each party to bear their own legal costs.

Services

We understand the property benefits from mains electricity, water and drainage. Interested parties should make their own enquiries regarding the availability and condition of services.

Tenure

Business Rates: The property has a current rateable value of £7,700 (effective 1 April 2026). Interested parties should make their own enquiries with Birmingham City Council regarding rates payable. Small Business Rates Relief may be available subject to eligibility.

EPC: The property holds an EPC rating of B, valid until 21 June 2036.

VAT: We understand the property may be elected for VAT. Interested parties should make their own enquiries in this regard.

Viewings

Strictly by appointment through sole agents Shepherd Commercial.



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