

1-7

Warren Farm Road, Kingstanding, Birmingham, B440PS

SHEPHERD
COMMERCIAL



TO LET

3,344 SQ FT
(310.67 SQ M)

£42,000 PER ANNUM

A 3,344sqft corner plot
dominating Kingstanding
High Street.

- Large Floorplate
- Former Bank
- Corner Plot
- Car Park Opposite
- Rent Free Available

01564 778890
www.shepcom.com



Summary

| | |
|----------------|---------------------------|
| Available Size | 3,344 sq ft / 310.67 sq m |
| Rent | £42,000 per annum |
| Service Charge | N/A |
| EPC | C |

Description

A prominent freehold former public house occupying a substantial corner plot at the junction of Warren Farm Road and Croftdown Road. The property comprises a detached two-storey building of traditional brick construction beneath a pitched tiled roof, with extensive frontage to both roads and a highly visible trading position. Internally, the accommodation is arranged to provide former bar, lounge and ancillary areas at ground floor level together with further accommodation to the first floor. The property is currently vacant and boarded, presenting a significant refurbishment, redevelopment or repurposing opportunity, subject to the necessary planning consents. The site benefits from excellent prominence, strong roadside visibility and a substantial footprint suitable for a variety of commercial, leisure, community, residential or mixed-use uses (STP).

Location

The property is situated in a prominent position fronting Warren Farm Road in the Quinton area of Birmingham, approximately 5 miles west of Birmingham City Centre.

The surrounding area is predominantly residential in nature, supported by a well-established local retail parade directly opposite providing a range of convenience shopping and community amenities. The location benefits from strong passing traffic flows and excellent accessibility, with nearby links to the A456 Hagley Road providing direct access to Birmingham City Centre, Junction 3 of the M5 Motorway and the wider West Midlands motorway network. The property enjoys elevated views across Birmingham and occupies one of the most recognisable corner positions within the local neighbourhood centre.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The property is to be offered to the leasehold market for a sum of £42,000 per annum on a minimum term of 5 years. A 3 month deposit is applicable. Rent free may be offered subject to CapEx and fit-out.



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