



TO LET

GROUND FLOOR

1482 PERSHORE ROAD
STIRCHLEY
BIRMINGHAM
B30 2NT

RETAIL/ OFFICE PREMISES

SELF CONTAINED

VARIETY OF USES (STPP)

GROUND FLOOR SHOP

PROMINENT LOCATION



811 Sq Ft (75.45 Sq M)

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23 Kenyon Street
Birmingham
B18 6AR



■ LOCATION

The property is situated in Stirchley – a district to the south west of Birmingham with its principal access being the Pershore Road (A441) which connects to the A38 Bristol Road providing access to the A38(M) Aston Expressway. The property fronts onto a busy section of Pershore Road forming part of an established retail parade of similar style commercial units.

■ DESCRIPTION

The property is a new build development and with a solid concrete floor with laminate flooring, plastered and painted walls and ceiling, LED lighting, electric, water, a kitchenette and WC facilities. Externally, the property benefits from a glazed shop front with an electric metal roller shutter.

■ TENURE/ RENT

The property is available at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

■ BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

■ MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



■ PLANING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

■ ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor	825	77

■ SERVICES

We are advised that all main services are connected to include electric and water. Vanguard Direct has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

■ VAT

We understand that the property is not elected for VAT.

■ LEGAL COSTS

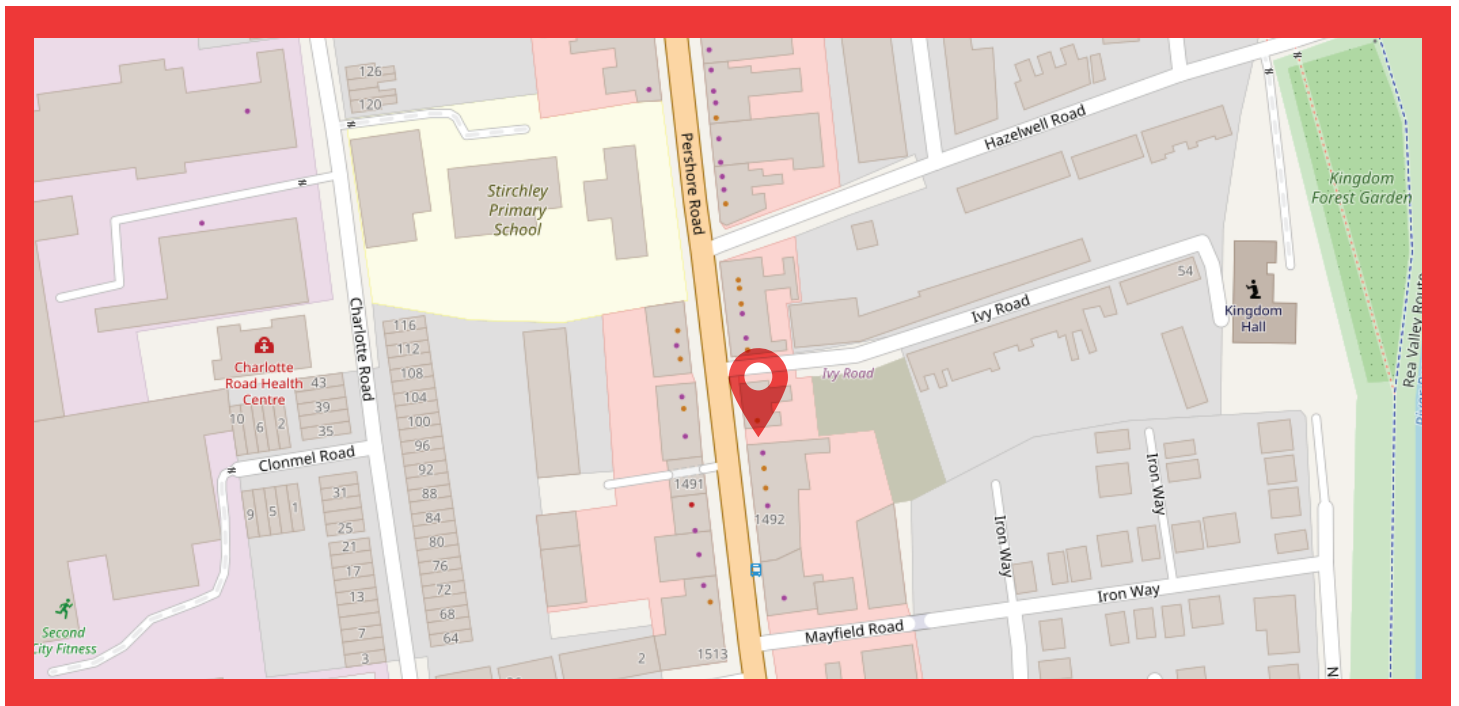
Each party to be responsible for their own legal costs incurred during this transaction.

■ VIEWINGS

Strictly by prior appointment with sole agents, Vanguard Direct Bham Ltd.

■ EPC ENERGY PERFORMANCE CERTIFICATE

Details available upon request.



VANGUARD DIRECT BHAM LTD for themselves and for the vendors and lessors of the property give notice that:

- I. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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