

Bromford Lane, Washwood Heath, Birmingham, B8 2SD



TO LET

Prominent New Build Ground Floor Retail Premises

Net Internal Area: 855 - 2,230 ft² approx.

Location

The property is situated fronting Bromford Lane (A4040) at its junction with Farnhurst Road and opposite Drews Lane in the Washwood Heath area of Birmingham.

The location allows for convenient access to Birmingham City Centre some 4.5 miles to the west and for access to the national motorway network at J6 of the M6 which is nearby.

Description

Two ground floor retail units situated beneath a new build residential development occupying a prominent position fronting a main arterial route.

The units have been finished to shell and core condition with full height blockwork walls, concrete flooring and rear loading access.

Externally the property benefits from extensive car parking.

Rental Terms and Accommodation

Unit	Size	Rental
Unit 3	2,230 ft2	£33,000 per annum
Unit 2	855 ft2	UNDER OFFER

VAT

All figures quoted are exclusive of VAT which may be payable.

EPC

Available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning Use

We understand that the units have planning permission under use classes A1 (Retail) and B1 (Business) and D1 (Non-Residential Institutions) but may be suitable for alternative uses, subject to obtaining the necessary planning permission.

However, we would advise all interested parties to make their own enquiries with the local planning authority.

Legal Fees

Each party are responsible for their own legal costs incurred during the transaction.

The landlord will provide a lease at no cost to the ingoing tenant.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on: **0121 638 0500**

