



Sanderson
Weatherall

TO LET

Rental: £8,500 per annum



1208 STRATFORD ROAD, HALL GREEN, BIRMINGHAM B28 8HN

sw.co.uk



Net Internal Area:
329 sq ft (36.79 sq m)

Rent: £8,500 per annum

Ground Floor Premises

Prominent Location at Junction of
Stratford Road and School Road

LOCATION

The property is located on the busy A34 Stratford Road, close to the main junction with Cole Bank Road and School Road. Stratford Road is a major arterial route linking Solihull with Birmingham City Centre and surrounding suburbs including Shirley and Hall Green. Kwik Fit and Wickes are nearby and South Birmingham College is located opposite.

DESCRIPTION

The property is prominently set on the corner of the parade, fronting the Stratford Road and extends into School Road.

The unit comprises of ground floor retail space of 329 sq ft (39.88 sq m) with a large timber glazed shop front, fluorescent strip lighting and laminate flooring.

Internally there the property provides retail area, useful store room and a rear WC.

ENERGY PERFORMANCE

The property has an EPC rating of Band D, with a score of 79 points.

RATING ASSESSMENT

The property has a 2017 rateable value of £8,200.

USE

It is understood that the property currently has permission for use as an office under use Class B1(a). Previously it was used as a retail shop, subject to a change of use permission which may be required.

LEASE

The property is available for lease on full repairing and insuring terms, for a term of years to be agreed.

RENT

£8,500 per annum exclusive, subject to contract.

VAT

The property is not currently elected for VAT.

COSTS

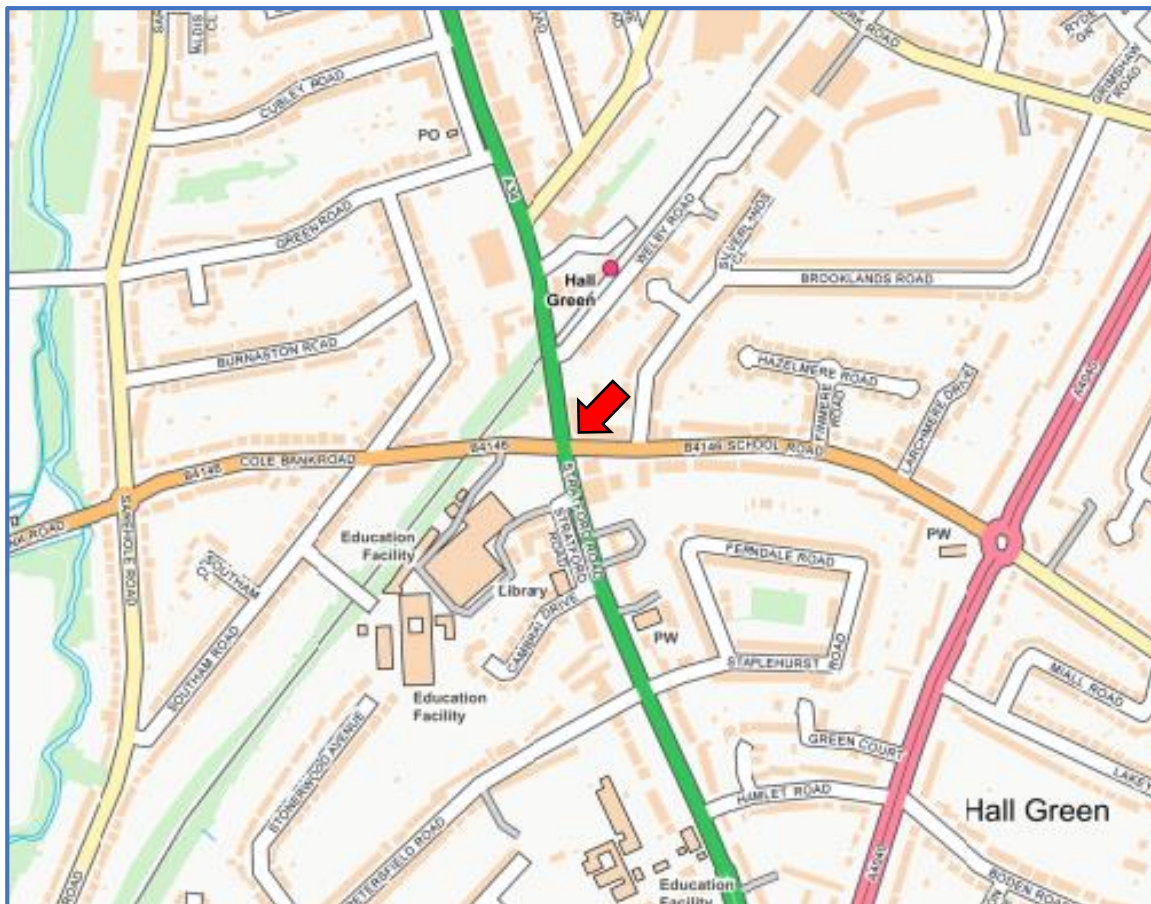
Each party will be responsible for their own legal costs incurred in this transaction.

INSURANCE

The landlord will insure the property and recover the premium from the tenant, through an ad hoc service charge.

SERVICES

We are informed that mains electricity, water and drainage are at the property. The incoming tenant will be responsible for all utility costs.



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sole agents,

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