



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Hall Green, Birmingham, 1494-1502 Stratford Road, B28 9ET

Retail Premises – To Let



### LOCATION

The subject premises are situated in a highly prominent position fronting onto Robin Hood Island, Stratford Road (A34) Hall Green. The subject properties are located approximately 5 miles from Birmingham city centre and 1.4 miles north of Shirley, Solihull.

### DESCRIPTION

The subject property comprises 5 retail units which can be combined or let individually subject to demand. The site will benefit from shared parking to the front and servicing.

### ACCOMMODATION

<b>Unit 1494</b>	Sales	96.38 sq. m	1,037 sq ft
<b>Unit 1496</b>	Sales	68.38 sq. m	736 sq ft
<b>Unit 1498</b>	Sales	137.03 sq. m	1,475 sq ft
	First Floor Storage	62.20 sq m	669 sq ft
<b>Unit 1500</b>	Sales	55.39 sq. m	596 sq ft
<b>Unit 1502</b>	Ground Floor Sales	42.6 sq. m	459 sq ft
	Ground Floor Storage	15.66 sq. m	169 sq ft
	First Floor Storage	72.66 sq. m	782 sq ft

### TENURE

The properties are available by way of new leases for terms of years to be agreed.

### RENT

**Unit 1494** - £18,250 per annum exclusive

**Unit 1496** - £13,500 per annum exclusive

**Unit 1498** - £27,000 per annum exclusive

**Unit 1500** - £12,500 per annum exclusive

**Unit 1502** - £14,250 per annum exclusive

### PLANNING

Alternative uses will be considered subject to planning. It is understood that the site currently benefits from A1 consent.

### RATES

The information supplied by the Valuation Office Agency is as follows:-

**Unit 1494** - £17,500

**Unit 1496** - £11,750

**Unit 1498** - £25,250

**Unit 1500** - £10,000

**Unit 1502** - £12,750

Interested parties should verify this information with the local rating authority.

### EPC

An EPC will be provided upon application.

### TIMING

The units will be available following minor refurbishment works.

### LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Chris Gaskell

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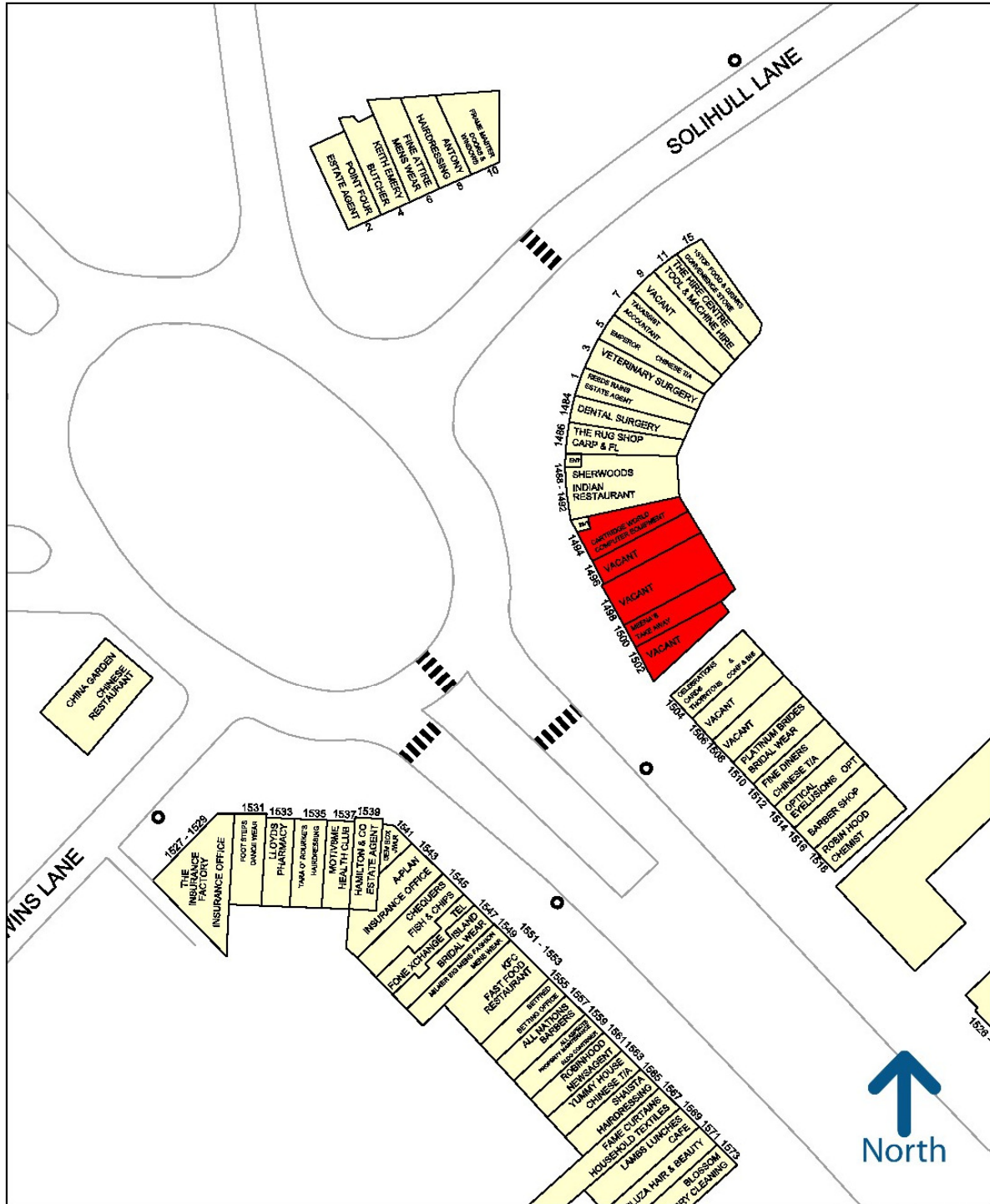


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50 metres

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