**Retail Premises – Leasehold** 

QUINTON UNIT 1 HAGLEY ROAD RETAIL PARK BIRMINGHAM B32 2AL

- Prominent Frontage onto Hagley Road
- Alongside Pets at Home, Barnardo's, Vets4Pets & Co-Op

ZD

- Dedicated Customer Parking
- Floor to Ceiling 6.35m



## LOCATION

The premises form part of the Hagley Road Retail Park situated on the south side of the A456 Hagley Road West, approximately 6 miles west of Birmingham city centre.

The retail park is close to its junction with the A4123 Wolverhampton Road which is one of the main arterial roads in the area. The site lies 2.3 miles (4 minutes) from M5 junction 3 and 2.6 miles (6 minutes) from M5 junction 2.

The property is adjoined by **Pets at Home, Barnardos, Co-Op Group** and **Vets4Pets**. The retail park also benefits from free customer parking. Other national operators in close proximity include **McDonalds, Chiquito's** and **Laura Ashley**.

## DESCRIPTION

The subject property comprises a single storey purpose-built retail warehouse unit with customer car parking to the front and servicing to the rear.

ACCOMMODATION Retail GIA 5,072 sq ft

0121 643 9337 johnsonfellows.co.uk

## TENURE

The property is available by way of a new lease for a term of years to be agreed.

**RENT** On Application **Retail Premises – Leasehold** 

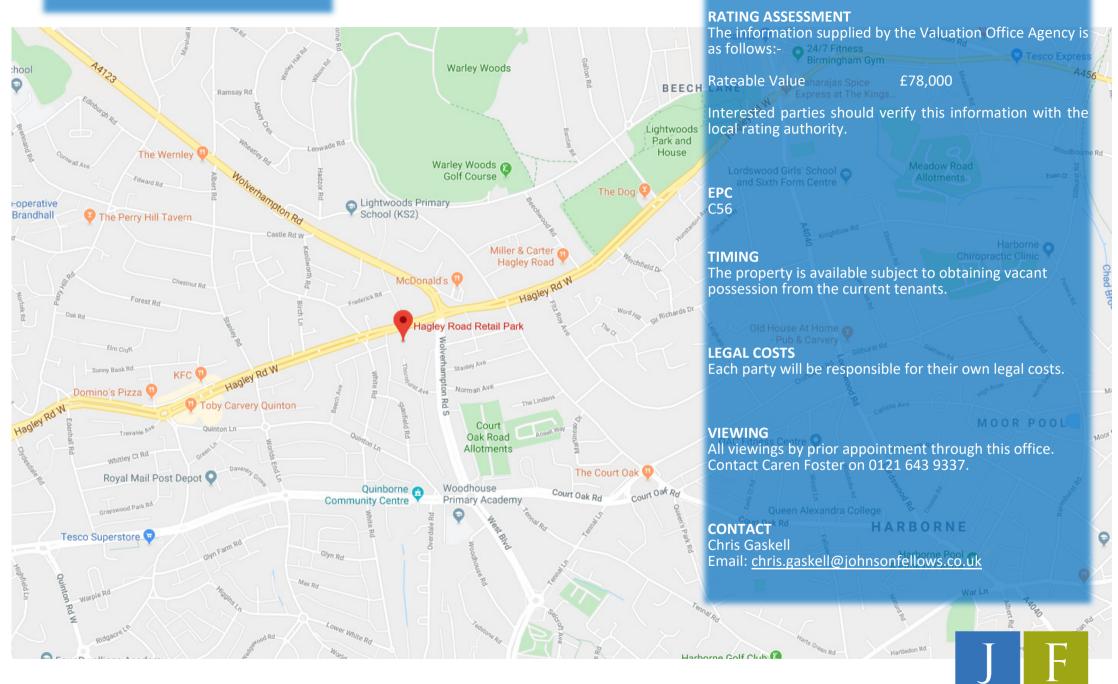
Barnardo's Believe in childre

Stock donation centr

where nets come firs

JF

## **Retail Premises – Leasehold**





Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract, 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warrantee whatever in relation to this property.