

TO LET Retail/Trade Warehouse

Unit 3a Ewhurst Avenue, Heeley Road
Selly Oak, Birmingham B29 6EJ



CONTACT

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Open A1 consent

Densely populated area would suit DIY retail or trade use

Busy mixed commercial and residential area

Nearby occupiers on Battery Retail Park include **Sainsbury's, Comet, Homebase, PC World, Next** and **Frankie & Benny's**

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Location

The property is located in the busy and densely populated suburb of Selly Oak approximately three miles to the South East of Birmingham City Centre.

The immediately surrounding area is mixed commercial and residential with the centre of Selly Oak (around the junction of Heeley Road and Bristol Road) being close by and characterised by an extremely high proportion of students and student accommodation along with a high concentration of retail and leisure activity including **Tesco, Aldi, Select & Save**, banks, restaurants and bars.

The property benefits from an elevated position on Ewhurst Avenue fronting Heeley Road, a busy thoroughfare from Bristol Road (A38) to Pershore Road (A441) and forms part of a small retail trading estate with immediately adjoining occupiers including **Howard Yarnold Windows and Doors Ltd, Johnstones Decorating Centre** and **Swallows UK**.

Description

The property comprises a single storey retail warehouse with two storey extension to part of the frontage. Good quality self contained offices are provided at first floor level but these are capable of being separately let. The remainder of the space provides good quality open plan showroom / storage space with a 4.6 metre (15 ft) eaves height.

Vehicular access is provided via two loading doors and steel roller shutters. The property benefits from a secure surfaced yard and on site parking for approximately 9 cars.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor retail & showroom	801.12	8,623
First floor offices	48.79	525
Total	849.91	9,148

The adjacent unit (Unit 3B) is also available and extends to 1,021.09 sq m (10,991 sq ft) comprising MOT Bays, Offices and a good level of car parking within a secured gated yard.

Tenure

Leasehold.

Terms

The property is available in whole or part on a new full repairing and insuring lease for a term of 15 years with five yearly upwards only rent reviews.

Planning

We are advised that the premises fall within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of Birmingham City Council on 0121 303 1111.

Rating

We are advised that the Rateable Value for the property is £35,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk.

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VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment.



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