

147-157 Station Road, Stechford, Birmingham, B33 8BA



**TO LET**

Prominent Retail Premises within a Busy Parade  
Net Internal Area: 578-1262 ft<sup>2</sup> (54.53-117.20 m<sup>2</sup>)

### Location

The property is located in Stechford, a densely populated residential area located some 4 miles to the east of Birmingham city centre.

The parade of shops occupies a corner position on Station Road at its junction with Victoria Road adjacent to Stechford Train Station.

Occupiers locally include Nisa Local and Your Move.

### Description

The property comprises of several ground floor lock up retail premises with pedestrian access from Station Road.

The units are to be offered 'shell and core' and all units will be offered with new glazed frontages.

Parking is available to the front of the premises.

### Accommodation / Terms

Available units are as follows:

Unit Number	Size (ft <sup>2</sup> ) (approx.)	Price Per Annum
147	1,262	£16,000
149	587	£8,000
151	587	£8,000

### Planning

We understand that the property has consent for A1 Retail.

The property may be suitable for alternative uses and interested parties are advised to make their own enquiries with Birmingham City Council on 0121 303 1115.

### Rateable Value

The rateable value of the double unit is £12,250.

The single units will benefit from small business rates relief.



### VAT

We understand that VAT is not payable on any outgoing contained within the lease.

### Legal Costs

Each party are responsible for their own legal and surveyors fees.

### Availability

The properties are available immediately, subject to completion of legal formalities.

### Energy Performance Certificate

Available upon request from the agent.

### Services

It is understood that all mains services are connected to, or adjacent to, the property.

The agent has not tested the suitability of the connections and advise that all interested parties make their own enquiries with the appropriate service agencies.

### Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500.