

997-999 Tyburn Road, Erdington, Birmingham, B24 0TJ



**TO LET**

Prominent Double Retail Unit Fronting Tyburn Road  
Net Internal Area: 987 ft<sup>2</sup> (91.69 m<sup>2</sup>) approximately

### Location

The property is situated on Tyburn Road (B4148) in Erdington, Birmingham, close to its interchange with Kingsbury Road. The area is a mix of residential and retail with many local and national occupiers.

The Tyburn Road is one of the main arterial routes into Birmingham City Centre within easy reach of J6 of the M6 motorway which provides access to the national motorway network.

### Description

A mid-terraced double fronted retail premises occupying a prominent frontage. Internally the space is open plan with double glazed glass frontage allowing for pedestrian access.

Further benefits include WC facilities, mains electric and being part-roller shutter.

### Accommodation

**Total (NIA) - 987 ft<sup>2</sup> (91.69 m<sup>2</sup>) approximately.**

### Rental / Terms

The property is available on a new lease, with length to be agreed, at £12,000 per annum exclusive.

### VAT

We understand that the property is not elected for VAT.

### Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief.

### Energy Performance

Available upon request from the agent.



### Services

We understand that all mains services are available on or adjacent to the property.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Planning

We understand that the unit has planning permission under use classes A1 (Retail).

The property may be suitable for other uses subject to planning consent and prospective tenants are advised to make their own enquiries with the local planning department.

### Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

### Availability

The property is immediately available with vacant possession upon completion of legal formalities.

### Viewing

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

