

Matthew Phillips Surveyors

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Loaf

1421 Pershore Road, Stirchley, Birmingham, West Midlands, B30 2JL

To Let - Retail Unit fronting busy Pershore Road within Stirchley, Birmingham - Rent £28,500 pa.



Key Features

- Prominent location fronting Pershore Road on Stirchley circuit.
- Extensive Shop Frontage.
- Net internal area 187 sq. m / 2015 sq. ft.
- Suitable for a range of Retail and Hospitality operator uses.

Location

Loaf fronts the Pershore Road, A441, near to the Mary Vale Road junction and enjoys a bustling High Street location at the centre of the suburb of Stirchley.

The High Street features a variety of mainly independent retail outlets, restaurants and other commercial facilities. There is an immediate well populated catchment from the surrounding traditional residential area, with a population of circa 8,750 within approximately half a mile (Source Nimbus Maps). The property benefits from good public transport links and is located 0.2 miles from Bournville Train Station. Birmingham city centre lies circa 1.5 miles to the north.

Stirchley was named as the best place to live in the Midlands in the annual Sunday Times Best Places to Live guide 2024, with the range of restaurants, bars and cafes, 3 independent breweries and good schools cited as positive attractions.

Description

The property forms part of a parade of shops fronting the Pershore Road and is of 2 storey brick construction with painted elevations beneath a pitched tiled roof and an extended shop floor front at ground level.

Accommodation

Main Kitchen / Preparation Area with terrazzo floor, stainless steel extract hoods with half glazed shop front. Adjoining retail area with serving counter. To the rear, general storage with shelving, leading up to a further kitchen / prep area and thereafter to a wash up. A central hallway provides access to an existing staff room, accessible lavatory, secure store within a former bank vault, general office, further storage and a large general stores to the rear of the site.

The total net internal flooring area is 187 sq. m, 2015 sq. ft. to include the central hallway.

Development Potential

The property has potential to convert to a range of retail business and hospitality uses particularly as a craft ale bar or restaurant within the ever improving Stirchley circuit which is renowned for it's range of independent operators.

Lease Terms

The property is available by way of a new flexible 5 year lease on equivalent full repairing and insuring terms at an initial rent of £28,500 per annum. A service charge will be leveed in effect of the repair and upkeep of the communal areas.

Services

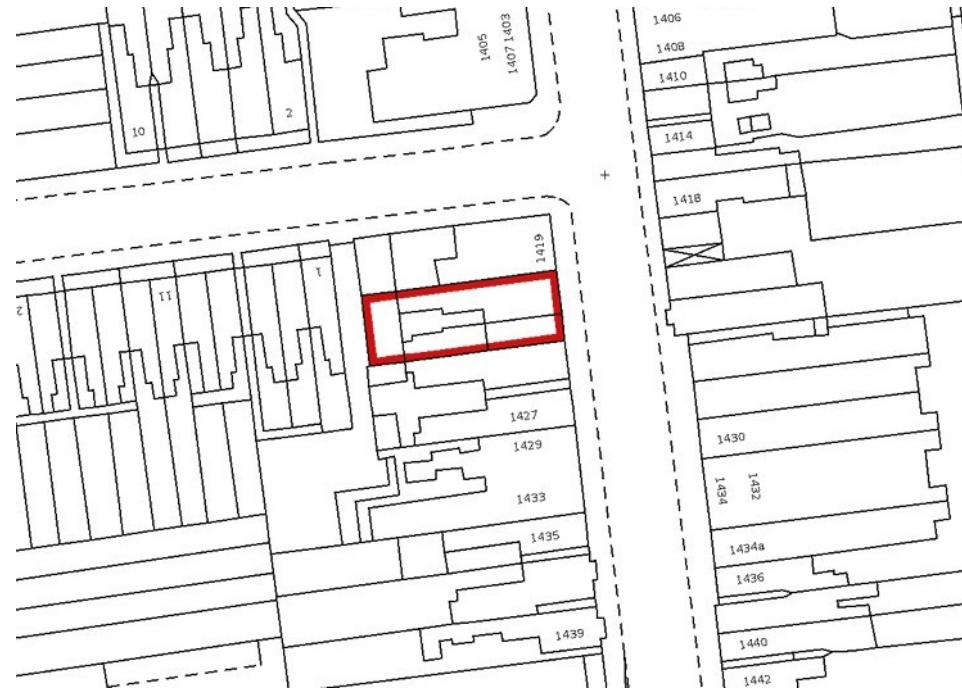
We believe that all the main services are available to the site, but prospective purchasers should undertake their own enquiries with the relevant utility companies to confirm that adequate services are available for the proposed development.

Town and Country Planning

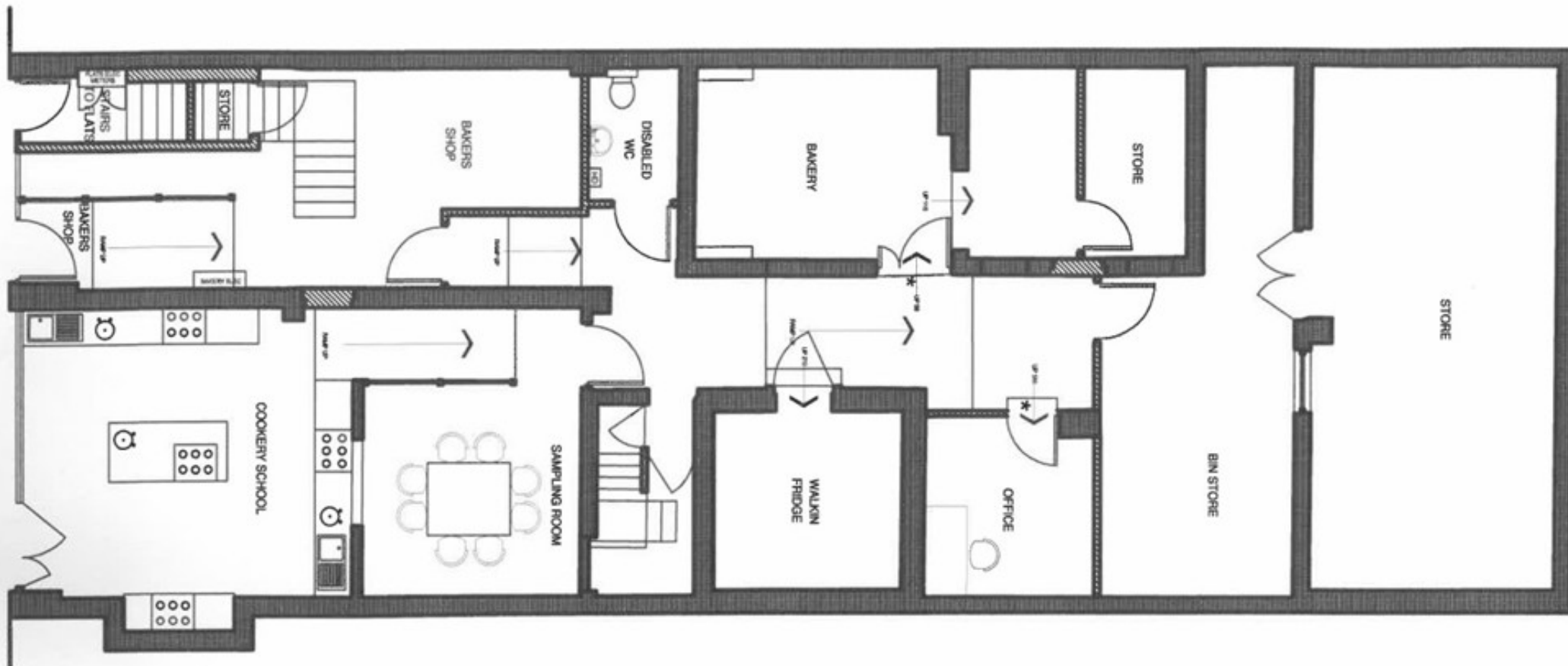
The property is not in a Conservation Area nor is it a listed building.

Fixtures and Fittings

The fixtures and fittings currently within the property are in the ownership of the outgoing tenant and are not included in the letting.







Indicative plan only



Business Rates

Shops and Premises Rateable Value £17,000.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band E.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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