

# SHEPHERD COMMERCIAL

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***DRAFT***  
**TO LET**  
**GROUND FLOOR SHOP AND FIRST FLOOR PREPARATION**  
**AREA/ENTERTAINMENT AREA**



**Known as:**  
**1342 STRATFORD ROAD**  
**HALL GREEN**  
**BIRMINGHAM B28 9EH**

- ◆ **Prominent Stratford Road location within Hall Green parade**
- ◆ **Ground floor café/restaurant with A3 consent**
- ◆ **First floor former flat now converted to additional food preparation/entertainment area**
- ◆ **Lease term 6 years**
- ◆ **EPC to be advised**

**RENT - OFFERS ARE INVITED**  
**BASED ON £19,500 PER ANNUM**

**LOCATION:**

The premises are located in a prominent location fronting the Stratford Road in Hall Green, located between Waitrose Supermarket and Aldi Supermarket. Birmingham City Centre lies some six miles to the north west and Solihull Town Centre some three mile to the north east.

All local amenities are in the immediate vicinity including, shopping, schooling, transport etc.

**DESCRIPTION:**

The property comprises a centre terraced shop of two storey brick construction, surmounted by a pitched slate roof and set back from the road behind a paviour forecourt.

The ground floor trades as a café/restaurant and has a shop frontage of 19ft 6' and a sales depth of 35ft 6'. To the rear of the sales area is a rear storeroom and W.C. To the first floor is a former one bedroom flat which has been converted into a food preparation/entertainment area together with a further kitchen.

**ACCOMMODATION:**

**Ground Floor**

Sales Area	678 sq ft
Storeroom	87 sq ft
W.C.	

**First Floor**

Kitchen/ entertainment area	765 sq ft
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**Net Internal Floor Area** **1530 sq ft**

*Whilst every effort has been made to ensure that the above floor areas are accurate and have been measured as in accordance with the RICS code of measuring practice, we would recommend that interested parties should verify these for themselves.*

**SERVICES:**

We understand all main services are connected to the property.

**TENURE:**

The premises are to be offered to let for a term of six years on a full repairing insuring basis with a rent review after the third year. The annual rent will based on £19,500 per annum.

**RATING ASSESSMENTS:**

The rateable value is £9,200.

*We would advise all interested parties to confirm the above figures with Birmingham City Council Rates Department on 0121 303 5509/5510 or 5511 for confirmation/clarification.*

**SPECIAL NOTES:**

The outgoing tenant is prepared to sell his fixtures and fittings to any prospective incoming tenant.

**VAT:**

Prices quoted are exclusive of VAT where applicable

**VIEWING:**

Strictly by appointment with the Agents - Shepherd Commercial:

Telephone No. 01564 778890 Email: enquiries@shepcom.com

**Special Note:** *On acceptance of any offers a non-returnable deposit of £,500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.*

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