

SHEPHERD COMMERCIAL

PROMINENT FRONTAGE PARADE OFFICES WITH ON- STREET PARKING

TO LET

18-20 Stoney Lane, Yardley, Birmingham, B25 8YP

shepcom.com

Size – 1,925sqft (178sqm)

01564 778890



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£35,000 Per Annum

Key Features

- Free parking
- Significant frontage
- 5 office areas with storage rooms adjoined
- Private lounge meeting room

Location

Set within a small retail parade within the Yardley district of Birmingham, the property is located a stone's throw from Yardley roundabout and just 0.4 miles north of the A45 (Coventry Road). Immediate occupiers consist of Ladbrokes, William Hill and major fast food brands such as KFC and Pepes adjacent.

The property is situated 3.5 miles east of Birmingham City Centre.

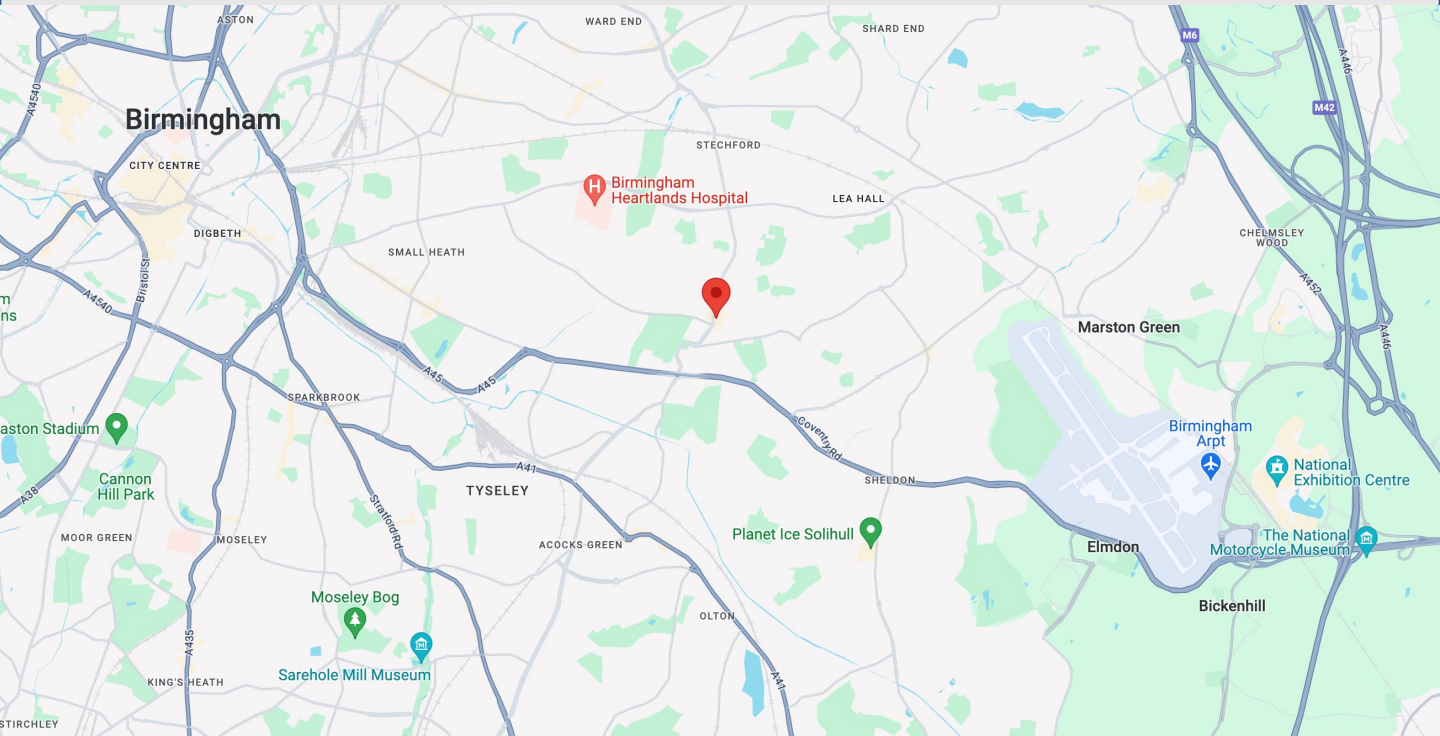
Description

The building provides 1,925sqft of useable floor space, arranged over two floors and in good condition throughout. Flooring is of solid construction with suspended ceilings on the ground floor, followed by wood effect flooring spanning the 1st floor.

Comprised of terraced brick construction and surmounted by pitched slate roofing, the property is equipped with double-glazing windows and LED fixtures throughout. In total the property provides 2 offices, a kitchen and store rooms on the ground floor with a further 3 offices, store room and private lounge meeting room above.

Set behind a tarmac forecourt, the unit benefits from ample on-street free parking and a relative footfall for the Yardley district.

Map



Tenure

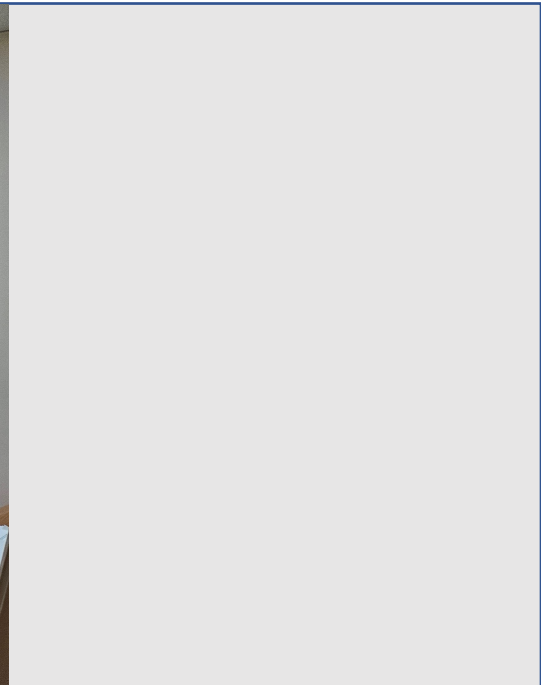
The property is to be marketed to the leasehold open market for the sum of £35,000 per annum.

The lease term will be a minimum of 3 years and on a Full Repairing and Insuring Basis (FRI lease).

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

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

Further Photos



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More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com

