SHEPHERD COMMERCIAL

Retail, High Street Retail

TO LET

1 Shirley Road, Acocks Green, Birmingham, B27 7XU

A kiosk store of 224sqft with high prominence to Acocks Green high street

Summary

Tenure	To Let
Available Size	224 sq ft / 20.81 sq m
Rent	£10,000 per annum
Service Charge	N/A
Rateable Value	£4,350 The property benefits from 100% small business rate relief
EPC Rating	Upon enquiry

Key Points

- 224sqft
- 10ft frontage
- High prominence
- Kiosk store
- 150sqft sales
- Significant footfall

Description

1 Shirley Road is a 224sqft light kiosk store previously serving as a Vape Shack. The unit is equipped with roller shutters and 10ft frontage with the benefit of a rear store and paved forecourt. With 142sqft of sales, the unit serves as an excellent 'grab n go' purpose for a variety of retail operations. 1 Shirley Road faces Acocks Green roundabout with significant prominence to oncoming traffic.

Location

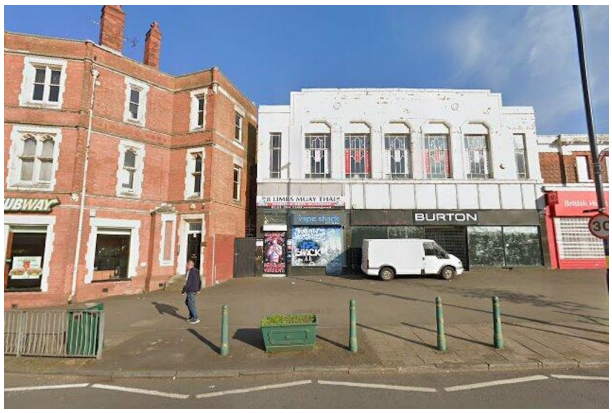
The property sits below the former 1-5 Shirley Road Muay Thai Gym and adjacent to Wingstar Restaurant fronting the roundabout of Warwick Road and Shirley Road. At the centre of Acocks Green high street, the unit benefits from ample transport links into both Solihull and Birmingham by bus as well as local amenities within close proximity. Acocks Green train station sits 0.2 miles north with Spring Road train station 0.4 miles east - providing links into Birmingham Moor Street.

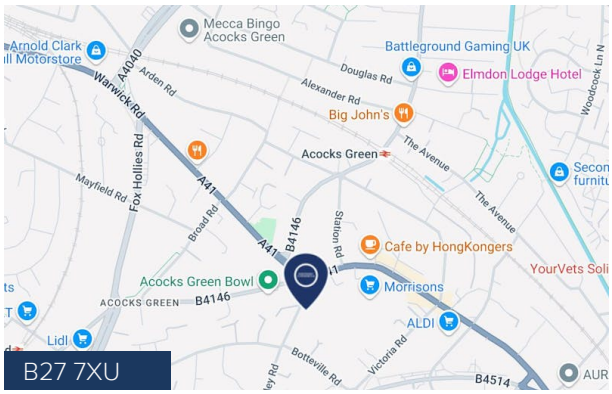
Terms

The property is to be offered to the leasehold open market at the sum of £10,000 per annum for a minimum term of 3 years along with an applicable 3 month deposit.

Viewings

Strictly by appointment with Shepherd Commercial





Viewing & Further Information

Kaine Arkinson

01564 778 890 | 07487 521802

kaine@shepcom.com

SHEPHERD COMMERCIAL

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2025