



## 10 St. Marys Row, Moseley, Birmingham, B13 8JG

A highly prominent retail unit set at the heart of Moseley village centre.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	615 sq ft / 57.14 sq m
<b>Rent</b>	£15,000 per annum
<b>Service Charge</b>	N/A
<b>Rateable Value</b>	£7,600 Benefits from 100% small business rate relief.
<b>EPC Rating</b>	C

### Key Points

- £15,000 per annum
- Rear and front access
- Assignment of 10 year lease
- Basement
- Optional break clause in 2027
- Roller shutter

# 10 St. Marys Row, Moseley, Birmingham, B13 8JG

## DESCRIPTION

10, St Mary's Row, Moseley is the ground floor commercial unit set within the three-storey terraced red brick facade period building of St Mary's Row. with Victorian architectural styling, 10 is a 615sqft retail unit benefitting from a highly prominent frontage and both front and rear access - along with an ancillary basement for storage. The unit comes with a modern black painted timber frontage, together with CCTV and roller shutters, and lies at the very heart of Moseley Village centre.

## LOCATION

Adjacent to Elizabeth of York bar, 10 St Mary's Row is located on the junction of Alcester Road and St Mary's Row with a significant prominent unto the traffic lights, with heavy traffic flow. Known for its bohemian culture and a host of independent operators, Moseley is a highly attractive suburb of Birmingham with a demographic of young professionals and its creative community atmosphere. Occupiers benefit from a thriving nightlife scene and consistent footfall along with a bustling art scene.

## VIEWINGS

Strictly by appointment with Shepherd Commercial

## TERMS

The existing leasehold of 10 years from 2022 to 2032, incorporating an optional tenant break clause in 2027 at the passing rent of £15,000 per annum exclusive of VAT, is to be assigned.

## PROXIMITY

Road Access:

Located on St Mary's Row (A435), a key arterial route leading directly to Birmingham City Centre (~10-15 minutes by car).

Well-connected to Kings Heath, Edgbaston, and other prime Birmingham districts.

Public Transport:

Multiple bus routes operate along the A435 Alcester Road, providing frequent services to Birmingham City Centre, Kings Heath, and Solihull.

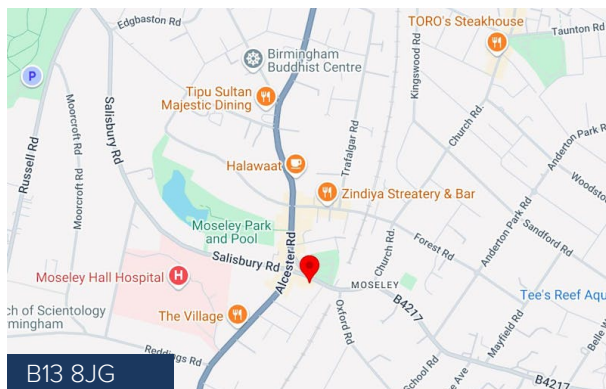
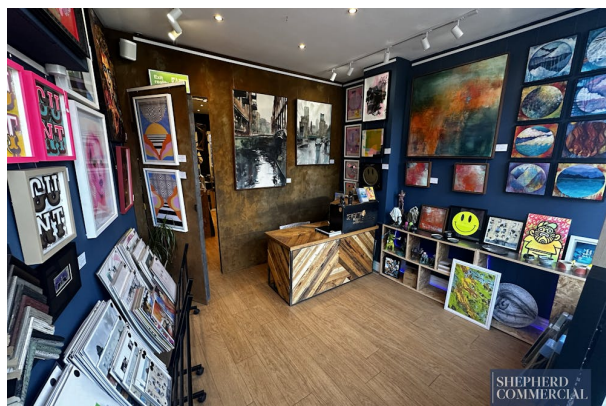
The nearest planned Midland Metro tram stop (as part of the Birmingham Eastside extension) will further enhance transport links in the future.

Parking:

On-street parking is available nearby, and there are public car parks within a short walking distance.

## VIDEO

- Virtual Tour - <https://shorturl.at/HiGuR>



## Viewing & Further Information

**KAINE ARKINSON**

01564 778 890 | 07487 521 802

[kaine@shepcom.com](mailto:kaine@shepcom.com)

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