

Shop 3

Shakespeare Building, 332 Hobs Moat Road, Sheldon, B26 3NJ

SHEPHERD
COMMERCIAL



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TO LET

234 SQ FT
(21.74 SQ M)

£8,000 PER ANNUM

Ground floor prominent
corner location with dual
frontage

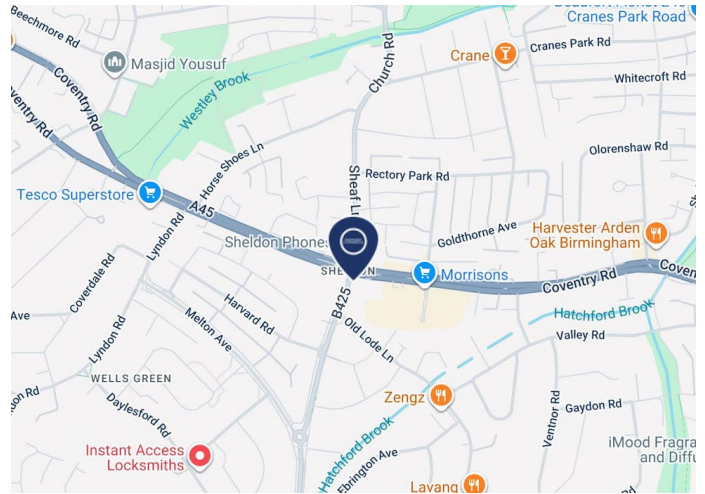
- Frontages to Coventry Road and Lode Lane
- Established retail parade
- Easy access to A45 and Birmingham Airport
- 234 sq ft (21.74 sq m) ground floor shop

01564 778890
www.shepcom.com

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Summary

Available Size	234 sq ft / 21.74 sq m
Rent	£8,000 per annum
Service Charge	£150 per annum
EPC	E (113)

Description

The property comprises a ground floor lock-up shop with a return frontage to both elevations. The internal accommodation provides an open-plan sales area extending to approximately 234 sq ft (21.74 sq m). The unit benefits from large display windows with security grilles, carpeted flooring, painted walls, and a suspended ceiling with integrated lighting.

Location

The premises form part of the Shakespeare Building at 332 Hobs Moat Road, Sheldon, Birmingham, B26 3NJ. The property occupies a corner position with frontages to both Coventry Road and Lode Lane, approximately six miles east of Birmingham City Centre. The A45 Coventry Road provides access to Birmingham International Airport and Birmingham International Railway Station, which are located approximately three miles from the property.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Tenure

The premises are available to let on a lease for a term of years incorporating three-yearly rent reviews. The lease will be on the equivalent of a Full Repairing and Insuring basis.

Services

Mains water and electricity are connected to the property. Gas is not connected.

Business Rates

Rateable Value: £3,750

Interested parties are advised to make their own enquiries with Birmingham City Council to verify the current rates payable.

Viewings

Strictly by appointment with Shepherd Commercial



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