

399 Stratford Road

Shirley, Solihull, B90 3BW

SHEPHERD
COMMERCIAL



TO LET

£28,000 PER ANNUM

Well-located retail opportunity in Shirley, offering flexible space and incentives.

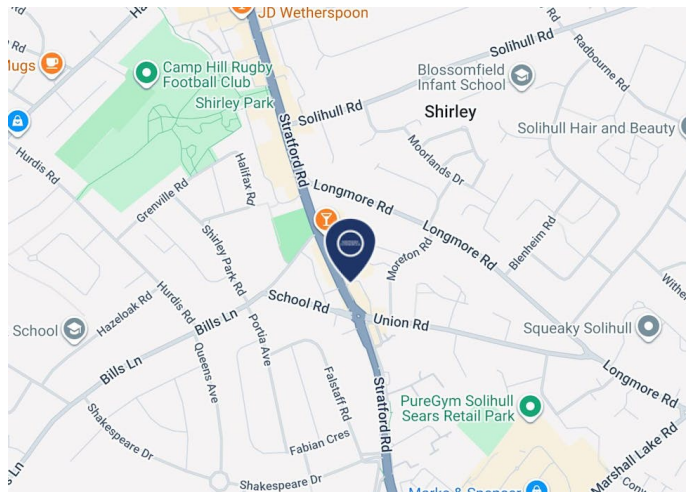
- Prominent position on Stratford Road
- Approx. 713 sq ft ground floor retail unit
- Established retail parade location
- Suitable for a variety of Class E uses
- High levels of passing traffic and footfall

01564 778890
www.shepcom.com

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Summary

Rent	£28,000 per annum
EPC	B (34)

Description

A well-positioned ground floor retail unit forming part of an established parade in the heart of Shirley. The property provides predominantly open plan accommodation extending to approximately 713 sq ft, with useful ancillary space to the rear. The property benefits from a well-defined frontage within a busy retail parade, providing good visibility to passing traffic and pedestrians.

The unit was most recently occupied by a national operator and would suit a range of occupiers under Class E, including retail, office, medical or café uses (subject to any necessary consents).

The premises are available for immediate occupation and incentives may be offered to assist incoming tenants with fit-out, subject to covenant and lease terms.

Location

The property is situated on Stratford Road (A34), a busy main arterial route running through Shirley, benefitting from high levels of passing traffic and footfall.

The unit forms part of an established retail parade with a strong mix of national and independent occupiers, including opticians, estate agents and food operators.

Shirley is a well-established suburban location approximately 6 miles south of Birmingham city centre.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Flexible lease terms may be available, subject to negotiation.

Rates

Rateable Value: £14,750. Small business rates relief may be available, subject to occupier status. Interested parties should make their own enquiries.

Use

The property falls within Class E and is suitable for a variety of uses including retail, office, medical and café (subject to any necessary consents).

Incentives

Incentives may be available to assist with fit-out, subject to covenant and lease terms.

Viewings

Viewings are strictly by appointment through Shepherd Commercial



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