5-7

Warren Farm Road, Kingstanding, Birmingham, B44 0PS

SHEPHERD COMMERCIAL

TO LET

952 SQ FT
(88.44 SQ M)

£18,500 PER ANNUM

A 952 sq ft ground floor retail unit forming part of a prominent corner plot on Kingstanding Circle.

- Ground Floor Retail
- Corner Plot Location
- Former Bank Building
- High Footfall Position
- Rent Free Available
- Prominent Frontage

01564 778890
www.shepcom.com

5-7

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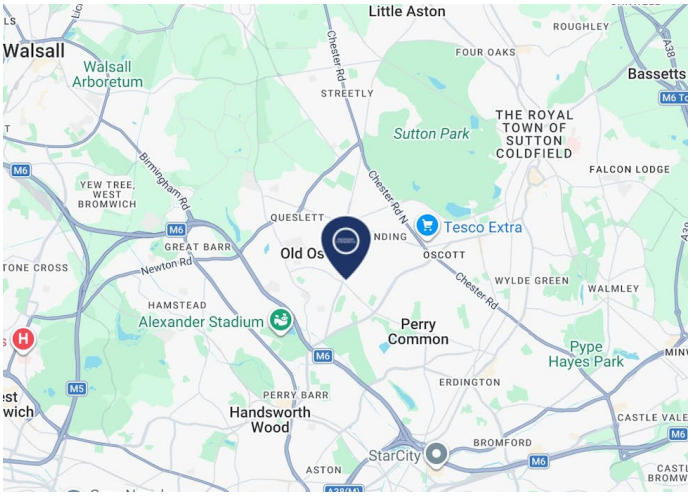

Summary

Available Size	952 sq ft / 88.44 sq m
Rent	£18,500 per annum
EPC	C

Description

The property comprises a ground floor retail unit extending to approximately 952 sq ft, forming part of a prominent former bank building occupying a highly visible corner plot at Kingstanding Circle. The accommodation provides an open plan trading area suitable for a range of retail, leisure or service-based uses subject to the necessary consents. The unit benefits from excellent frontage, strong natural light and a well-established footfall position within this busy local centre.

Location

The property is situated on Warren Farm Road at Kingstanding Circle, a well-established district centre in the north of Birmingham, approximately 5 miles from Birmingham City Centre.

The immediate area benefits from strong passing traffic, a busy local retail parade and a public car park directly opposite. The location is well served by public transport with regular bus services connecting to the wider Birmingham network.

Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of 5 years. The quoting rent is £18,500 per annum exclusive. A 3 month deposit is applicable. Rent free may be available subject to tenant's capital expenditure and fit-out proposals.

Business Rates

The property is currently assessed as part of a single entry on the Valuation Office Agency rating list. Upon letting, a separate rates assessment will be required. Prospective occupiers are advised to make their own enquiries with the local billing authority in the meantime.

Viewings

Strictly by appointment with Shepherd Commercial

Kaine Arkinson

01564 778 890 | 07487 521802

kaine@shepcom.com

Charlie Boswell

01564 778 890 | 07913 142038

charlie@shepcom.com

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