3-5 Shirley Road

Acocks Green, Birmingham, B27 7XU

SHEPHERD COMMERCIAL

TO LET

2,400 SQ FT
(222.97 SQ M)

£29.17 PER SQ FT

2,400 sq ft restaurant with commercial kitchen, 60-cover seating and air conditioning in Acocks Green Village.

- 2,400 sq ft ground floor restaurant/cafe
- Fully fitted commercial kitchen with extraction
- 60-cover seating area
- Air conditioning and feature lighting
- Full-height glazed frontage onto Shirley Road

01564 778890
www.shepcom.com

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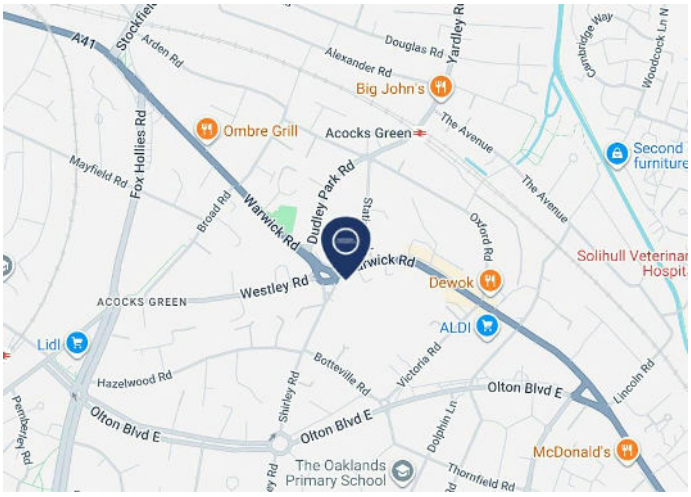

Summary

Available Size	2,400 sq ft / 222.97 sq m
Rent	£29.17 per sq ft
EPC	Upon enquiry

Description

The property comprises a ground floor restaurant/cafe of 2,400 sq ft, most recently trading as a fast food outlet and fitted out to a very high standard. The customer area provides seating for 60 covers, with full-height glazed frontage onto Shirley Road, wood effect herringbone flooring, air conditioning and feature lighting. To the rear is a fully fitted commercial kitchen with extraction canopies, preparation areas, pot wash and walk-in cold rooms, together with customer WCs and a store room.

Location

The property is situated on Shirley Road in the heart of Acocks Green Village, within a busy retail parade close to the junction with Warwick Road (A41). The area benefits from a strong mix of occupiers including cafes, restaurants, supermarkets and general retailers, with Morrisons and ALDI nearby. Acocks Green railway station is within walking distance and the area is well served by bus routes into Birmingham city centre and Solihull.

Terms

Tenure: Available on a new Full Repairing and Insuring lease for a term in multiples of 5 years.

The lease is to be granted inside the Landlord and Tenant Act 1954 Part II.

Rent: £70,000 per annum exclusive, equating to £29.17 per sq ft.

Utilities: The tenant will be responsible for all utilities consumed at the property.

Business Rates: Rateable Value £47,500 (effective 1 April 2026). Interested parties should make their own enquiries with the Valuation Office Agency to confirm the rates payable.

Further Information

VAT: All figures are quoted exclusive of VAT, which may be charged at the prevailing rate.

Legal Costs: Each party to bear their own legal costs.

EPC: Upon enquiry.

Anti-Money Laundering: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

Viewings

Strictly by appointment with the sole agents, Shepherd Commercial.

Charlie Boswell
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