



A1 RETAIL SHOP TO LET

88/90 Edgewood Road
Rednal
Birmingham
B45 8SG

A double unit municipal lock-up shop situated within a traditional retail parade in Rednal.



Accommodation:

A ground floor double retail unit situated within a shopping parade comprising twelve shops offering a variety of trades. The accommodation includes a main sales retail area, office, two stores and a garage. The parade benefits from off street parking and a rear service road.

Location:

The premises are situated on Edgewood Road, off the B4120 Lickey Road opposite Cofton Park and in close proximity to the Longbridge Technology Park and Longbridge Town Centre.

Approximate areas:

Net Internal Area: 135.42 m² / 1458 ft²

Use:

The premises fall within User Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The Council's standard lease or tenancy restricts the use of the premises to A1.

EPC Rating: D**Tenure:**

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease.

Rent:

Offers are invited in excess of £12,000 per annum exclusive.

Rating Assessment:

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511/5510 to verify the rates payable and whether they qualify for reduction.

Viewings are strictly by appointment via:-

Birmingham Property Services - Lettings Team

Telephone: 0121 303 3935

Email:

bpslettings@birmingham.gov.uk



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