



# A1 RETAIL SHOP TO LET

45 Curdale Road  
Bartley Green  
Birmingham  
B32 4HD

A municipal lock-up shop situated within Bartley Green Shopping Centre, which comprises thirty shops of mixed traditional trades with Housing Department maisonettes above.



**Location:**

The premises form part of the Bartley Green Shopping Centre situated near to the St. Michaels Centre, Newman University College and Bartley Reservoir. The centre is accessed off Curdale Road, Dettonford Road and Caynham Road.

**Accommodation:**

The shopping parade comprises thirty units with a variety of traditional trades. Operators within the parade include Fish & Chip Shop, Bet Sharpe Bookies, Butchers, Charity Shop, Convenience Store, Funeral Directors, Greggs, Grocery Shop, Florist, Hardware Shop, Opticians, Pharmacy, Post Office and a Tattoo Shop.

A ground floor unit with retail area, internal storage and an office.

**Approximate Areas: Metric Imperial**

Net Internal Area: 72 m<sup>2</sup> 775 ft<sup>2</sup>

**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.

**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 £6,000 per annum exclusive.

**Rating Assessment:**

We have been advised by the Local Authority's Business Rates section of the following:

Current Rateable Value: £4,600

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](mailto:bpslettings@birmingham.gov.uk)**

