

Retail Premises - To Let

40 Hillwood Road, Bartley Green, Birmingham, B31 1DJ



Size: 263 Sq Ft (24.43 Sq M)

Rent: Offers are invited in excess of £5,000 per annum.

Key Features

- Good transportation links
- On road parking at the front
- Prominent Parade
- Rear Parking

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
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Location

The premises are situated on Hillwood Road in a mainly residential area located between the Bartley Green and Shenley Fields areas of Birmingham.

Description

A ground floor half retail unit situated within a traditional housing shopping parade with a variety of uses. Operators within the parade include a Barbers, Convenience Store with Off-Licence, Dessert Shop, Fish & Chip Takeaway, Newsagents/Post Office, Pharmacy and an Off-Licence.

The accommodation includes a main sales retail area, internal storage with W/C facilities and external storage to the rear. The parade benefits from ample off street parking to the front and rear access

Accommodation (Approximate)

Accommodation	Sq Ft	Sq M
Net Internal Area	263	24.40
ITZA	208	19.30
Internal Storage	55	5.10
External Storage	64	5.90

Use

The premises fall within Use Class E Retail planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Tenure

The premises are available leasehold.

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 (or multiples thereof).

Rent

Offers are invited in excess of £5,000 per annum.

VAT

VAT is not applicable to this property.

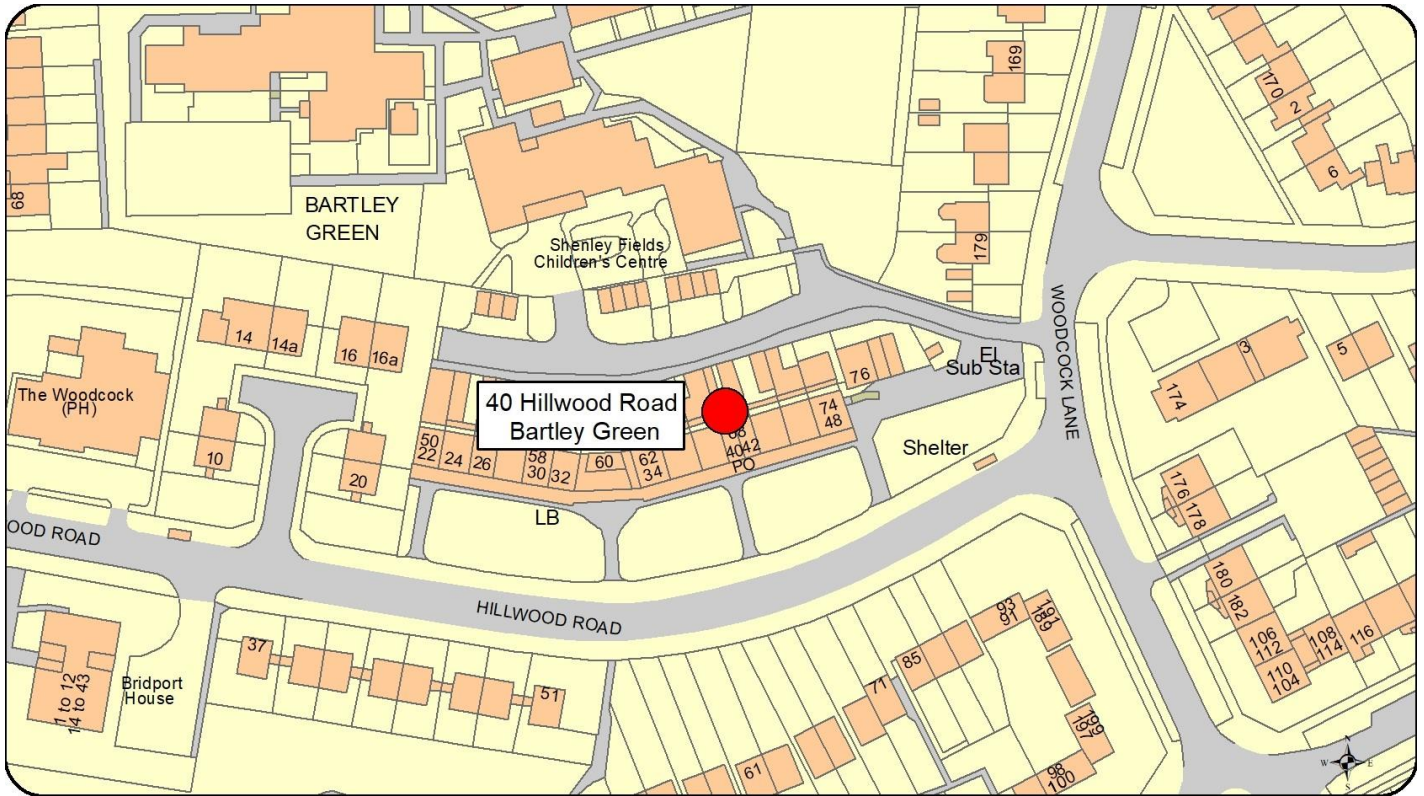
Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email bpslettings@birmingham.gov.uk



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