



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS | 117 EDMUND STREET | BIRMINGHAM | B3 2HJ



## TO LET - PRIME SHOP UNIT

### 187 STRATFORD ROAD, SHIRLEY SHIRLEY, B90 3AU

#### Location

The premises occupy a prime trading location directly opposite the new 195,000 sq ft Shirley Parkgate Shopping Centre anchored by **Asda** which has attracted new retailers to Shirley including **Peacocks**, **B & M** and **Poundland**.

The premises are adjacent to **The Works** and front a service road where parking is available and connected to the car park to the front of the Red Lion Shopping Precinct.

#### Description

The property comprises a retail unit arranged over ground and first floors with the following approximate dimensions and areas:-

Gross Frontage	5.64 m	18' 6"
Shop Width	5.48 m	18' 0"
Shop Depth	13.72 m	45' 0"
Ground Floor Sales Area	66.43 sq m	715 sq ft
First Floor Ancillary	42.18 sq m	454 sq ft

Rear servicing is available via Stanway Road.

#### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### Rent

Offers based on £25,000 per annum exclusive are invited.

#### Rating Assessment

Rateable Value £21,500

*This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.*

#### Energy Performance Certificate

Rating of B:44 and full Energy Performance Certificate is available on request.

#### Legal Costs

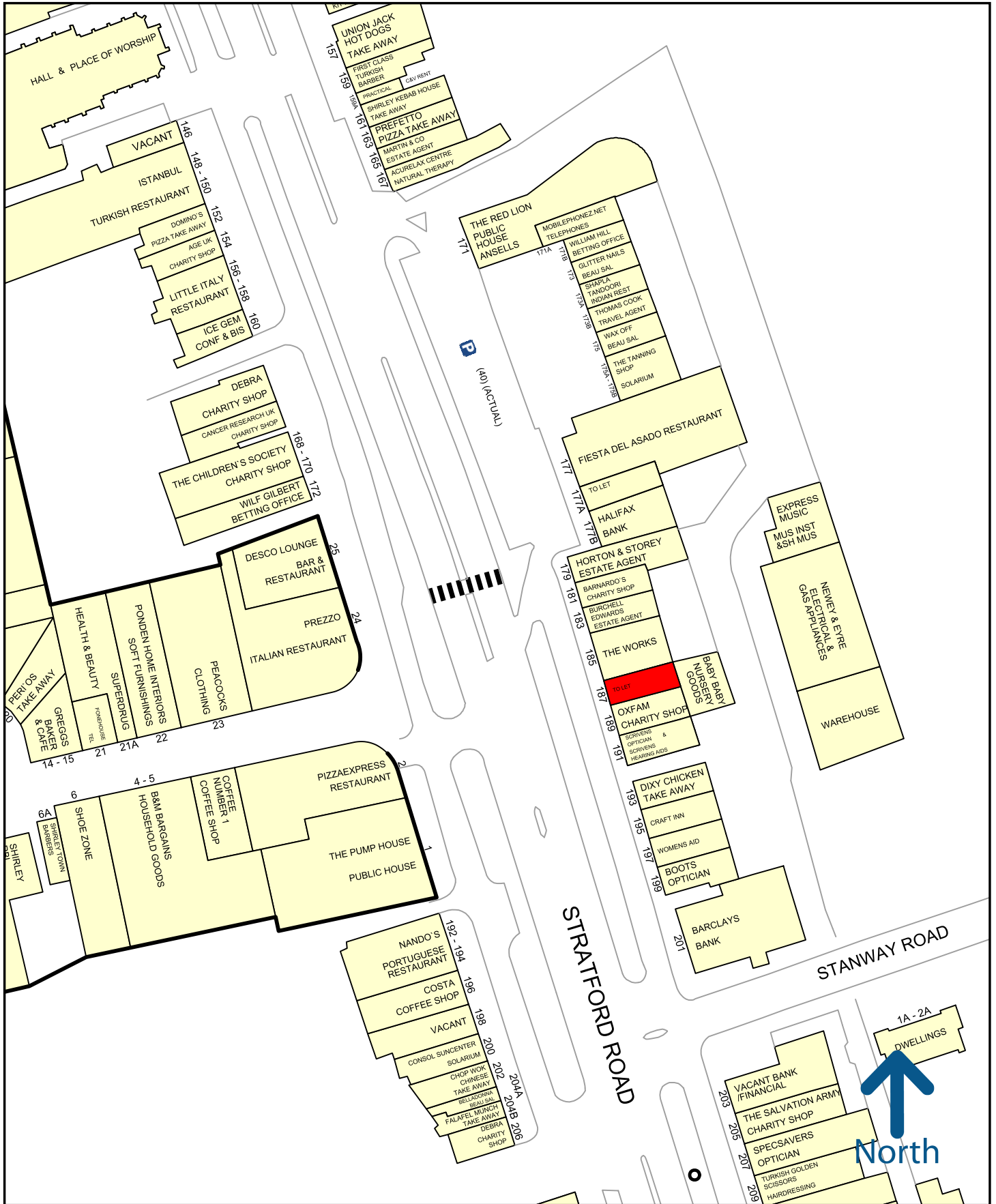
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

#### Viewing

Strictly by appointment with the sole agents.

Richard Ward  
Rowley Hughes Thompson  
DD: 0121 212 7809  
E: [richardw@rhtretail.co.uk](mailto:richardw@rhtretail.co.uk)

Date prepared: October 2019 transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 09/10/2019  
Created By: RHT

