



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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OFFICE/SHOP TO LET (Suitable for alternative uses)

**440 BORDESLEY GREEN, BIRMINGHAM
B9 5NE**

Location

The property is situated in a very busy location in Bordesley Green approximately 3 miles to the east of Birmingham City Centre.

It occupies a very prominent position on the north west corner of Bordesley Green and Colonial Road in a mixed commercial area close to a large parade of local shops.

Description

The property comprises a two storey building of brick construction with a new tiled roof. It is arranged to provide office/retail accommodation on ground floor together with office/ancillary accommodation on the first floor.

The property has the benefit of central heating, part air conditioning, electric security shutters and an open storage yard at the rear.

Accommodation

The property is arranged to provide the following accommodation:-

Gross Frontage	4.88m	16'0"
Internal Width	4.78m	15'8"
Built Depth	12.07m	39'7"
Ground Floor Main Office	38.83sqm	418sqft
Ground Floor Rear Office	5.85sqm	63sqft
First Floor Offices	27.8sqm	310sqft
First Floor Ancillary	6.59sqm	71sqft

Lease

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£10,000 per annum

Rating Assessment

Rateable Value £6,800

Under current legislation no Business Rates are payable under Small Business Rates Relief.

EPC Rating

The EPC rating is available upon request.

Legal Costs

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

Contact:

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Date prepared: October 2020.
Transactions are stated exclusive of VAT.
Subject to Contract

