



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET – PRIME SHOP UNIT

**189 STRATFORD ROAD,
SHIRLEY, B90 3AU**

Location

The premises occupy a prime trading location directly opposite the 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 close to **The Works** and front a service road. Parking is available at 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	5.64m	18' 6"
Shop Width	5.48m	18' 0"
Shop Depth	13.72m	45' 0"
Ground Floor Sales Area	63.64sqm	685 sq ft
First Floor Ancillary	34.84sqm	375 sq ft

Tenure

The property is available by way of a new effectively 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 £21,000

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 C:72—the full Energy Performance Certificate 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 :-

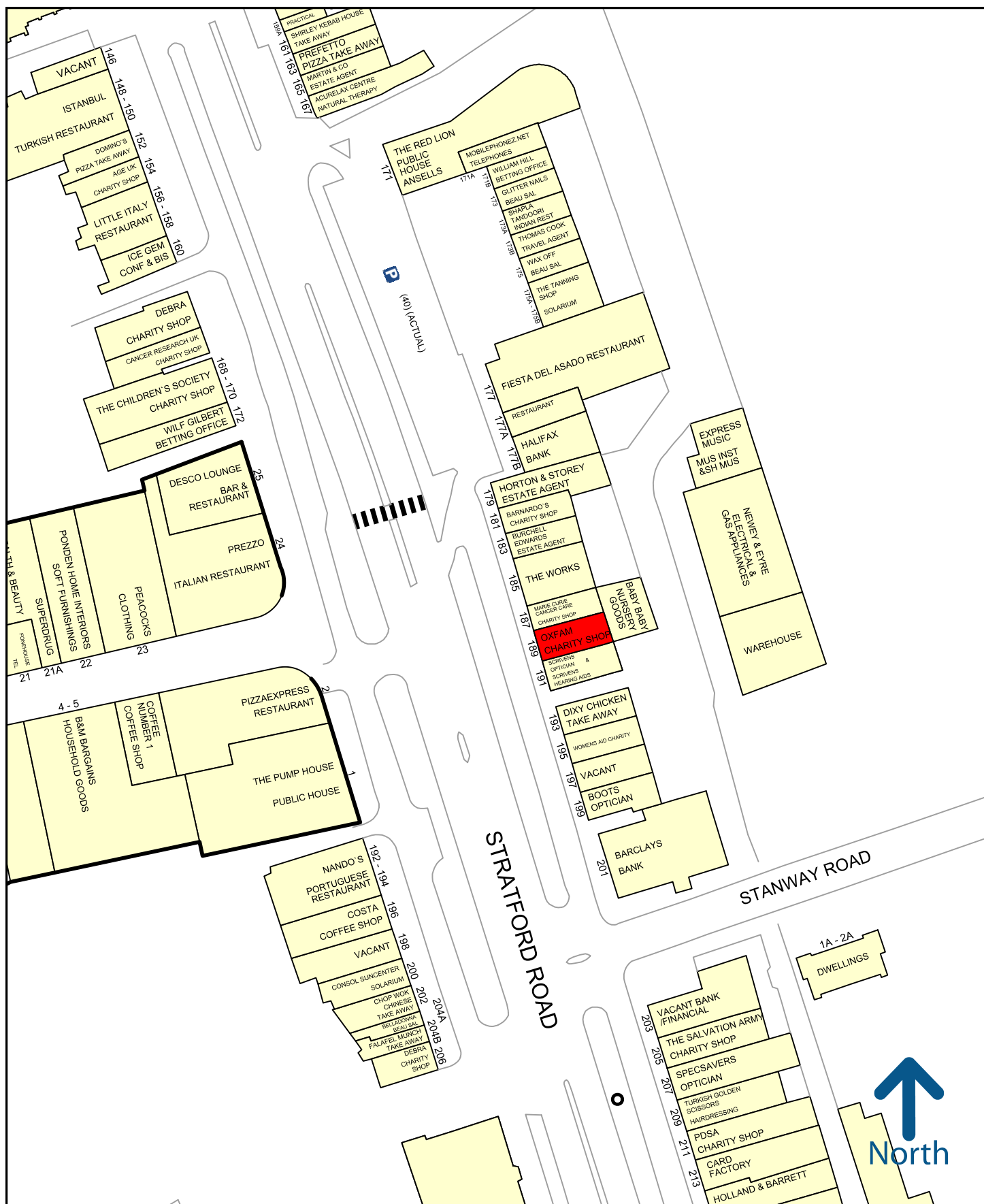
Richard Ward

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



50 metres

Experian Goad Plan Created: 23/09/2020

Created By: RHT



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