



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



TO LET

Highly Prominent Building
(with car parking)
Suitable for a range of uses
including retail, offices and medical

**2-4 UNION ROAD
SHIRLEY
SOLIHULL
B90 3BT**

Location

The property occupies a highly prominent position fronting Union Road at its junction with Stratford Road, close to the retail centre of Shirley. Stratford Road (A34) is one of the main arterial roads to the south of Birmingham.

Description

The premises comprise a 2-storey building, of brick construction with a flat roof, with parking for 12 cars in front and at the side. The property was previously occupied as a single unit, but the first floor also has its own self-contained access. It provides the following approximate net internal floor areas:-

Ground Floor	170.57 sq. m.	1,836 sq. ft
First Floor	153.2 sq. m.	1,649 sq. ft
Total	323.77 sq. m	3,485 sq. ft

Rent

£50,000 per annum exclusive.

VAT

VAT will be payable on the rent.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of 10 years, with an upward only rent review after 5 years..

Rating Assessment

Rateable Value	£42,750
Rates payable in the £	£0.499p

The temporary retail discount may be available to qualifying occupiers. Interested parties are advised to confirm eligibility with the local Rates Department.

Energy Performance Certificate

The property has an EPC rating of C.

Legal Costs

Each Party is to be responsible for their own legal costs incurred in the proposed transaction.

Viewing

Strictly by appointment via the sole agents:

David Thompson
Rowley Hughes Thompson
Tel: 0121 212 7803
Email: davidt@rhretail.co.uk

Date prepared: October 2025. All transactions are stated exclusive of VAT. Subject to Contract.



