

RETAIL | TO LET

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191 GRAVELLY LANE, ERDINGTON, BIRMINGHAM, B23 5SG

738 SQ FT (68.56 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Lock-up Retail Premises with Use Class E.
Prominent position close to Erdington town
centre



DESCRIPTION

The property comprises a ground floor retail unit, with kitchenette and WC. The space was formerly occupied by a funeral directors and is split with partition walls, which could be reconfigured to suit alternative uses.

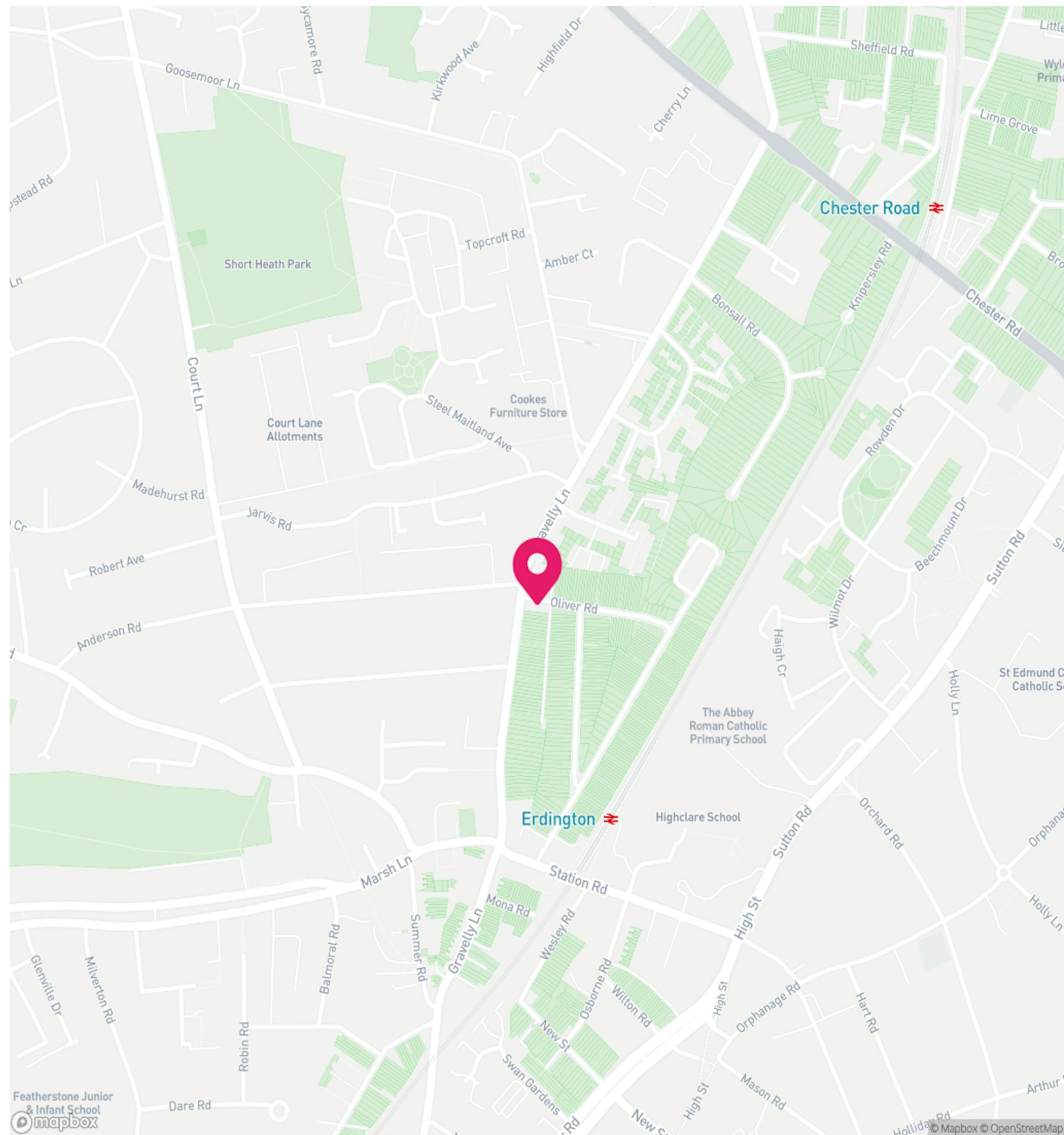
The unit benefits from a glazed frontage, external roller shutter, and rear loading space.



LOCATION

The property fronts the busy Gravelly Lane, near to Erdington town centre. The unit is just a short walk to Erdington Train Station and a short drive from the local High Street.

The property is situated approximately 5 miles north of Birmingham City Centre with Sutton Coldfield being only 3.5 miles distant.



PLANNING USE

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

BUSINESS RATES

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£10,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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