

RETAIL | TO LET

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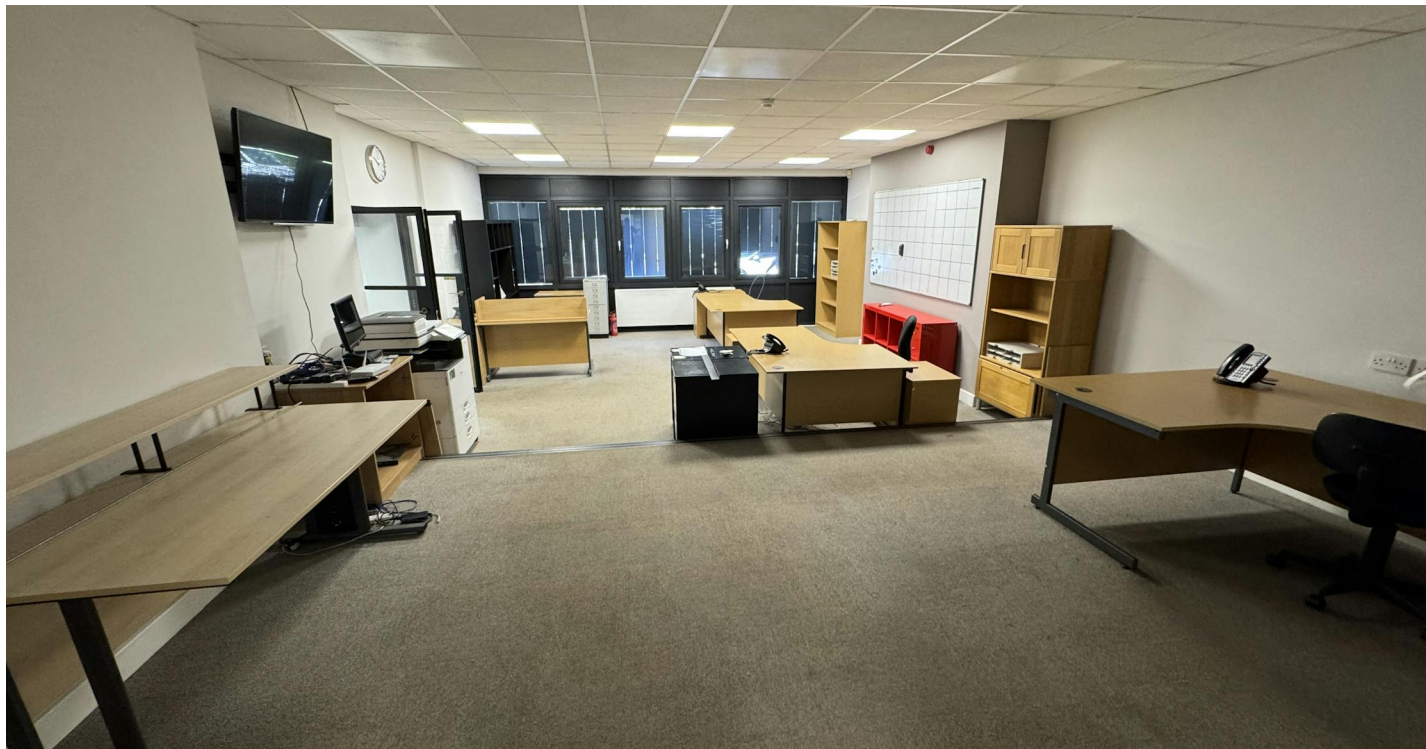
301-305 NORTHFIELD ROAD, HARBORNE, BIRMINGHAM, B17 0TG

3,071 SQ FT (285.31 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Large Showroom / Retail Premises with Rear
Stores and Secure Yard

- Quoting Rental £35,000
 - Three Interconnecting Retail Units
 - Prominent Position
 - Ideal Showroom Premises
 - Rear Access to Storage Unit with Secure Yard
 - Modern Fit-out
 - Roller Shutter Security Entrance
-



DESCRIPTION

The accommodation consists of three interconnecting retail units which benefit from a prominent trading location along Northfield Road.

The premises is well-appointed with roller shutter entry system, WC and kitchen facilities, modern facades, ceiling track with inset LED panels, gas-fired radiator heating and flooring throughout.

To the rear of unit 301 is an additional single storey building providing workshop / storage facilities with a secure yard with vehicular access from Osmaston Road.



LOCATION

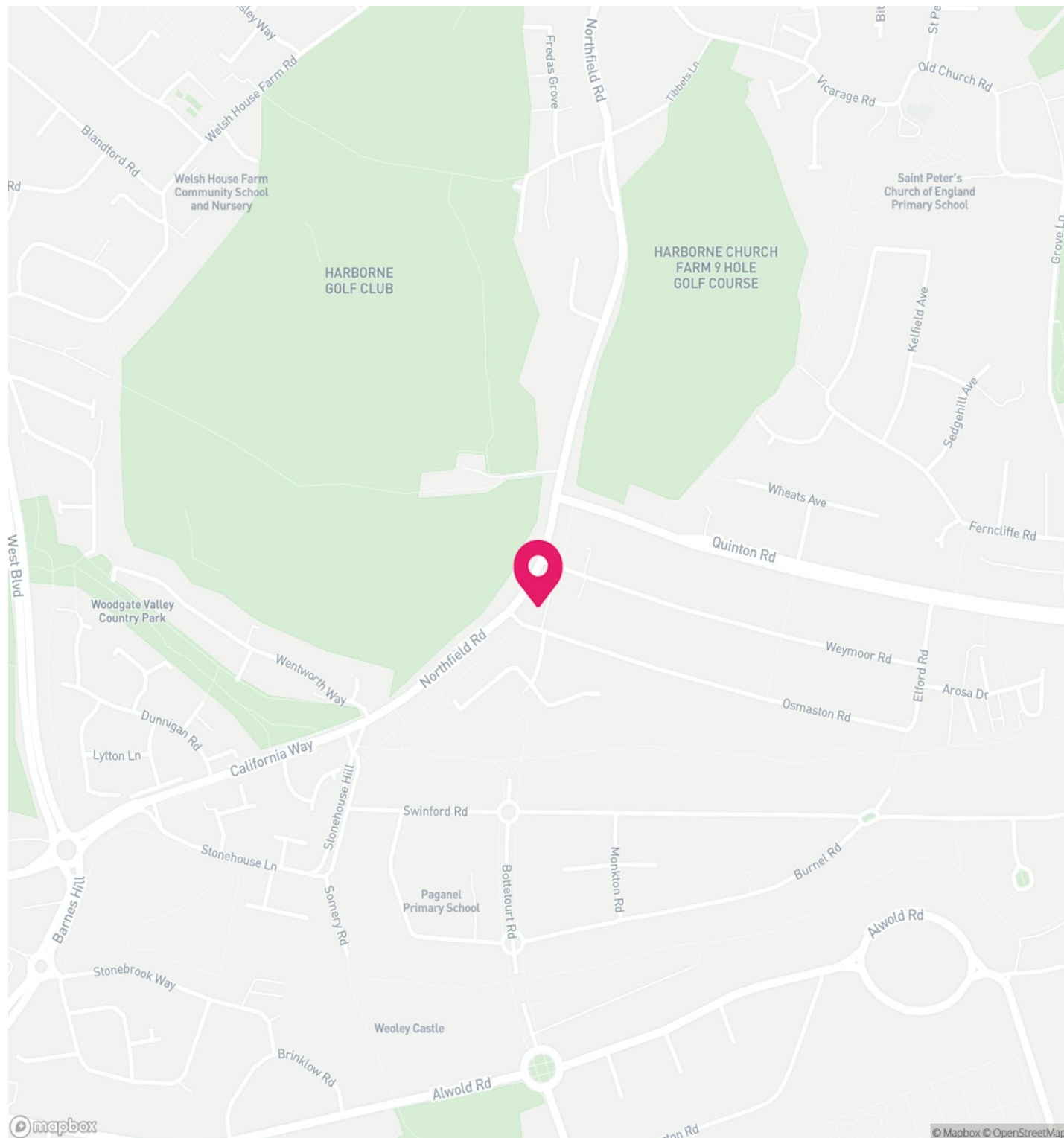
/// BARN.PALMS.CHILL

The property occupies a prominent retail location along Northfield Road, in the Harborne area of Birmingham opposite Harborne Golf Course.

The location is well positioned with access to key transport links. The A38 (Bristol Road) lies approximately 1.5 miles east, providing a direct route to Birmingham city centre and the M5 motorway, which is around 3 miles southwest.

The location benefits from connectivity to the wider motorway network, including the M6 and M42.

The property is situated within proximity to key amenities, including healthcare and education facilities. Queen Elizabeth Hospital Birmingham, a major regional hospital, is located approximately 2 miles southeast, with Birmingham Women's Hospital and City Hospital also within a 3-mile radius. The area is well served by educational institutions, including Harborne Primary School (1 mile), St. Mary's Catholic Primary School (1.2 miles), and Lordswood Boys' and Girls' Schools (circa 1.5 miles).



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

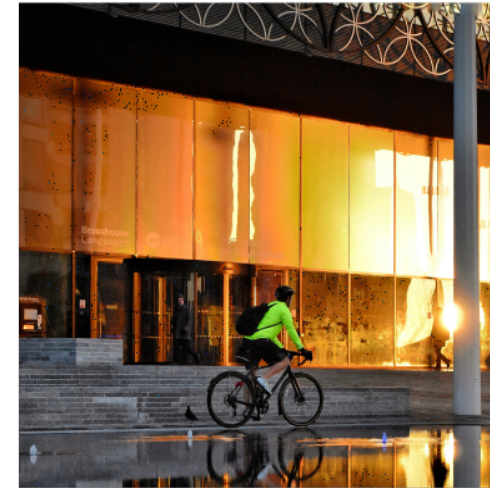
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

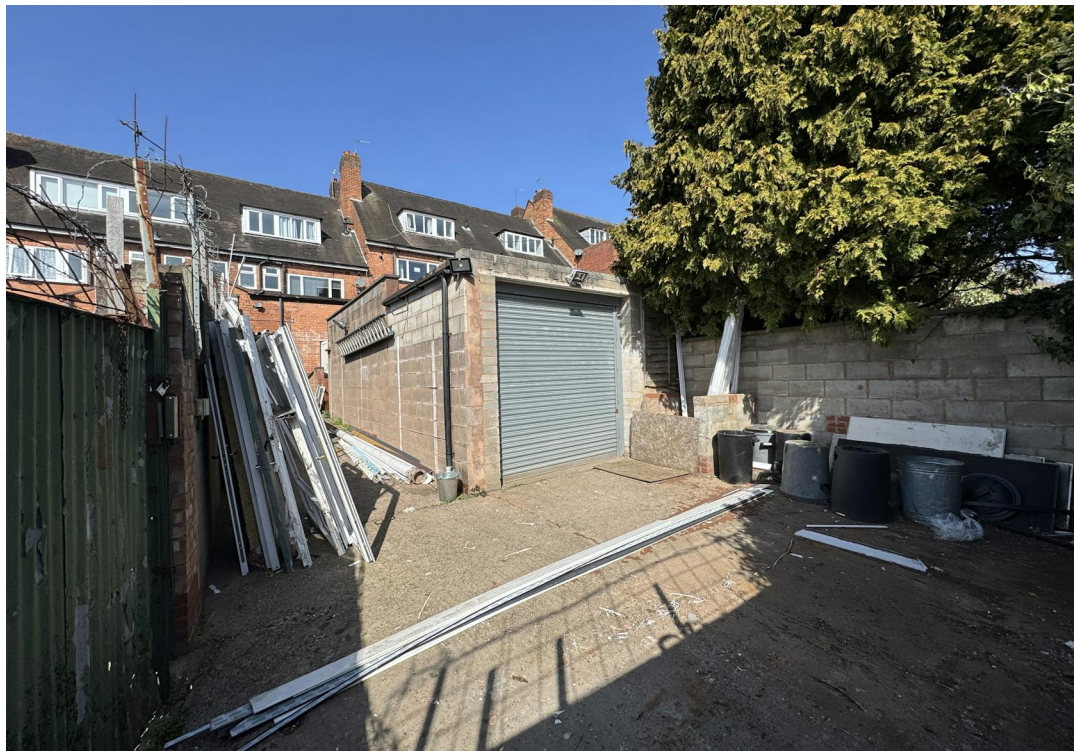
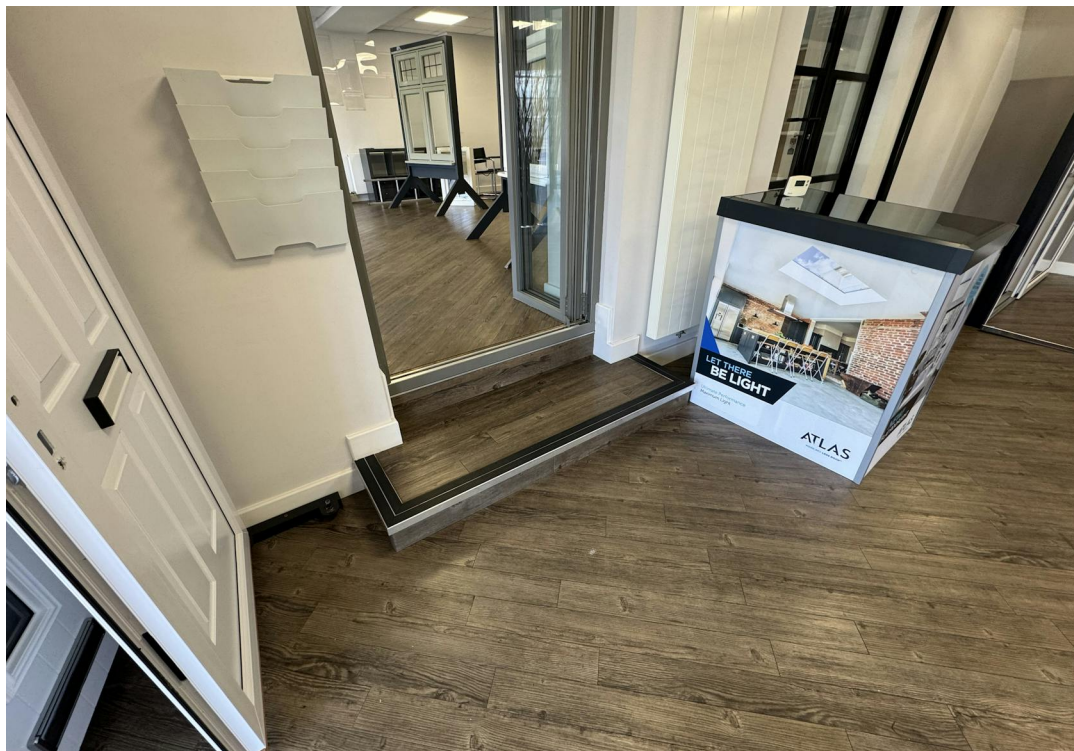
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	2,097	194.82	Available
Ground - Stores	974	90.49	Available
Total	3,071	285.31	

SERVICES

We understand that all mains services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections but recommends that all interested parties carry out their own investigations.

SERVICE CHARGE

n/a

RATEABLE VALUE

£25,250

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£35,000 per annum

POSSESSION

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

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

C (58)

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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