

RETAIL | TO LET

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17 WATFORD ROAD, COTTERIDGE, BIRMINGHAM, B30 1JB

822 SQ FT (76.37 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Takeaway / Retail Premises Located along a
Busy Retail Parade

- Quoting Rental £15,950
 - Former Takeaway Premises
 - Busy Retail Parade
 - Open Plan Premises
 - Rear Car Parking
 - First Floor Flat Available via Separate Negotiation
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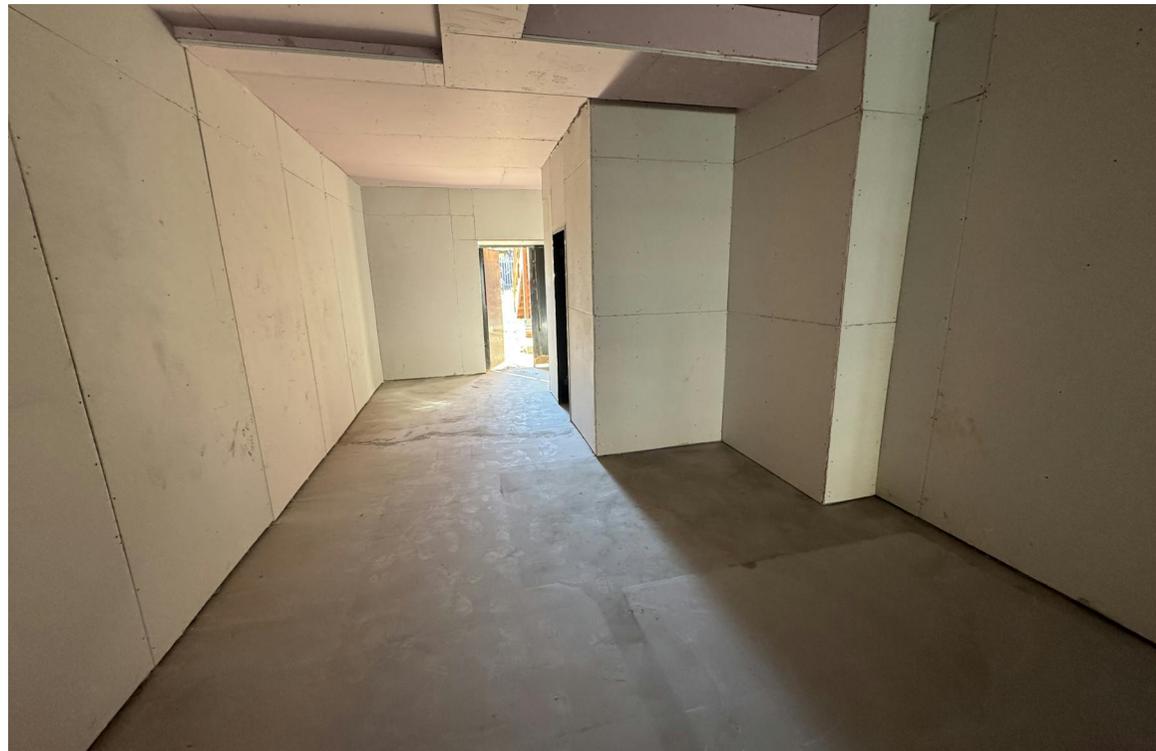
DESCRIPTION

The property comprises of a ground floor lock-up retail / takeaway premises.

The premises are offered in shell and core condition with concrete flooring and fire-lined walls and ceilings. The space benefits from a glazed retail frontage, pedestrian access door, WC facilities and gas-supply.

The unit has rear vehicular access and car parking.

A rear staircase provides access to a one bedroom residential unit at first floor level which is available via separate negotiation.



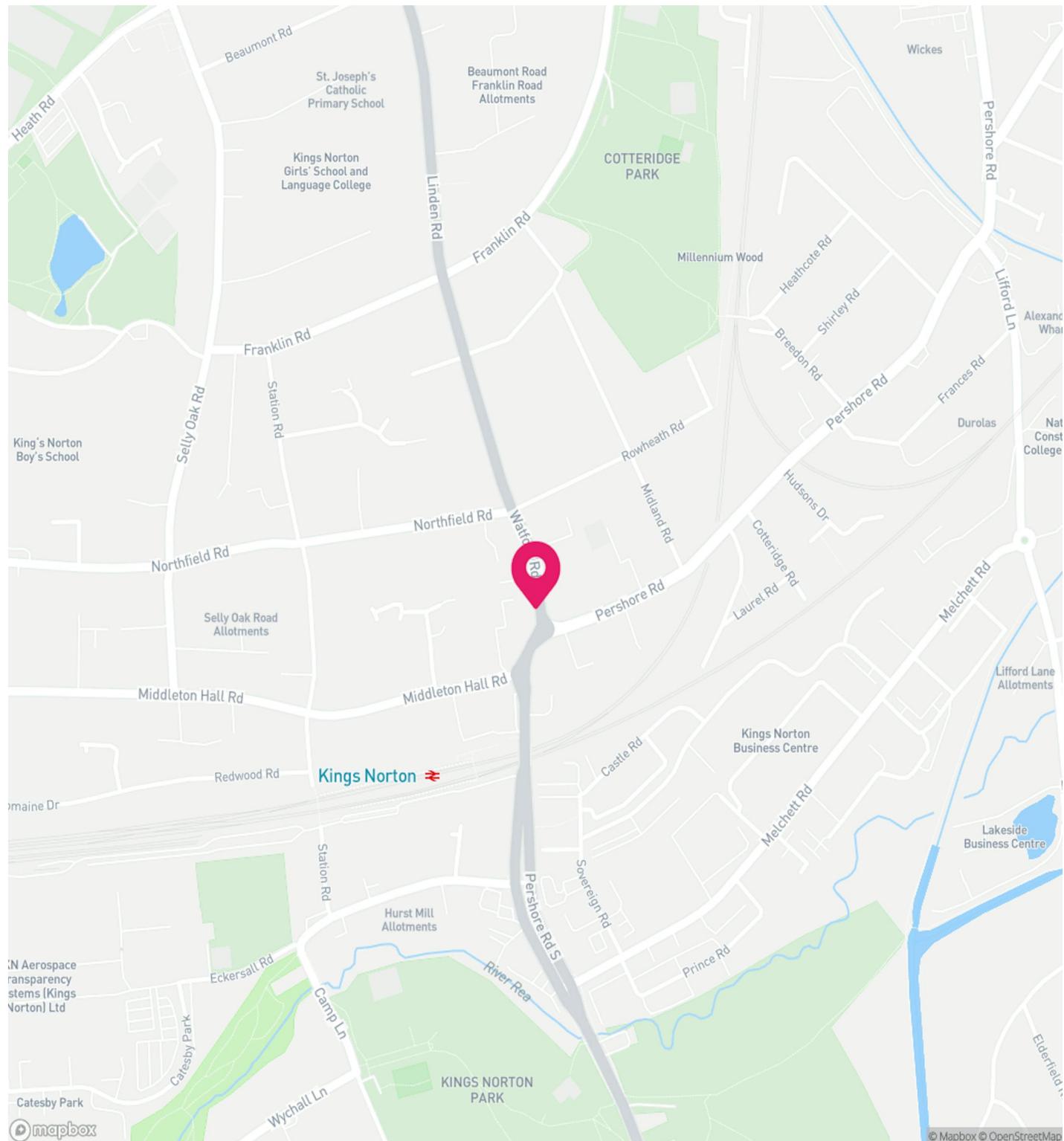
LOCATION

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The premises are situated within Cotteridge approximately 6 miles south of Birmingham City Centre.

The property is situated in the main parade on Watford Road which includes several national occupiers including; Subway, Greggs and Heron Foods.

The area is easily accessed via the Pershore Road (A441) which provides direct access to Birmingham's Outer Ring Road and City Centre some 4.5miles distant.





RATEABLE VALUE

£10,750. Small Business Rates Exemption applies

VAT

Not applicable

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

£15,950 per annum

POSSESSION

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

POSSIBLE USE CLASSES

Class A3 - Restaurants and Cafes

EPC

C (61)

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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