

282a Hagley Road | Birmingham | B17 8DJ

Highly Prominent Retail Showroom on Busy Arterial Route – To Let

346.48m²
(3,729ft²)

- Class E Showroom Space
- Ample shared car parking
- Highly prominent roadside position off major Birmingham arterial route
- Est. 30,000 vehicles passing daily
- Adjacent to **Tesco Express**
- Occupiers in the vicinity include **Manor Vets, Majestic Wine, Boots**, various restaurants, hotels and residential developments
- Available July 2023



TO LET



Location



Gallery



Contact



FHP are delighted to present this hugely prominent Class E showroom premises fronting one of Birmingham's busiest arterial routes.

Location

The subject property is located on Hagley Road, Edgbaston, approximately 3 miles West of Birmingham city centre.

Edgbaston is a densely populated, leafy suburban area and Hagley Road is the principal Westerly route out of the city, boasting a daily traffic count of approx. 30,000 vehicles.

The subject premises is located adjacent to Tesco Express and various other commercial uses. Hagley Road is home to a number of quality retail, leisure, hotel and office occupiers.

Description

The subject property comprises a largely open plan, single story showroom space with a prominent, glazed frontage with ancillary staff facilities located to the rear.

Loading is from the rear of the sales area and an ample shared car parking facility is located to the front.





Floor Areas

Description	m ²	ft ²
Ground Floor	346.48	3,729
Total	346.48	3,729

Lease

The property is available by way of a new, effectively full repairing and insuring lease for a term to be agreed.

Rent

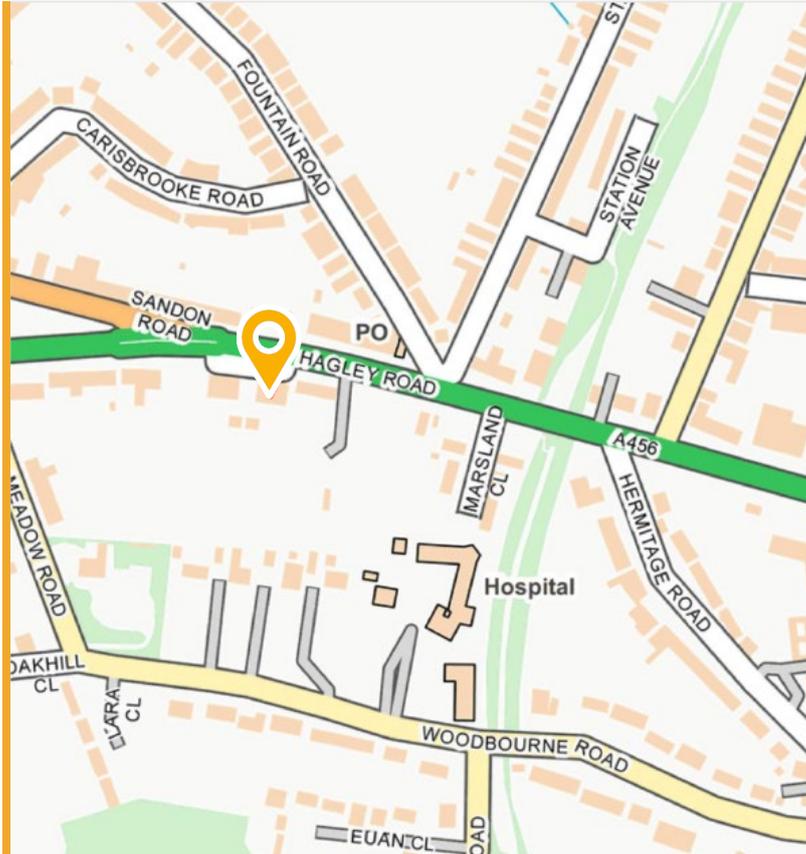
Rental offers are invited in the region of:

£70,000 per annum exclusive

VAT, Service Charge, Business Rates and Utilities will be charged in addition to the rent.

Service Charge

A service charge will be payable for the upkeep and maintenance of the building, car park and landscaped areas. Further information is available on request.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £56,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

Planning

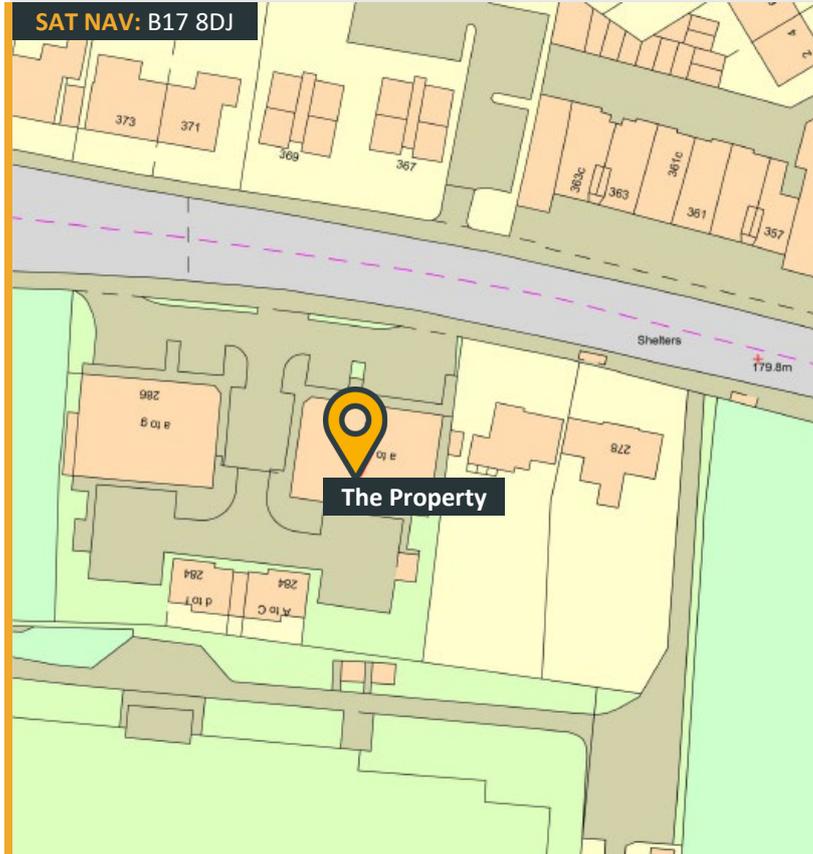
The property is categorised as Use Class E and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

Rated C54 - A copy of the Energy Performance Certificate is available upon request.



VAT

The property is VAT registered.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Doug Tweedie

07887 787 892

doug@fhp.co.uk

Or our joint agents –

Creative Retail;

Ed Purcell

0121 400 0407



Fisher Hargreaves Proctor Ltd.

First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

24/03/2023