

# TO LET

**1490 / 1492 STRATFORD ROAD**  
BIRMINGHAM, B28 9ET



**PROMINENT RETAIL / COMMERCIAL PREMISES**  
**1,394 sq ft (129.52 sq m)** (Approx. Total Gross Internal Area)

- Current restaurant use
- Rent £38,500 per annum

## LOCATION

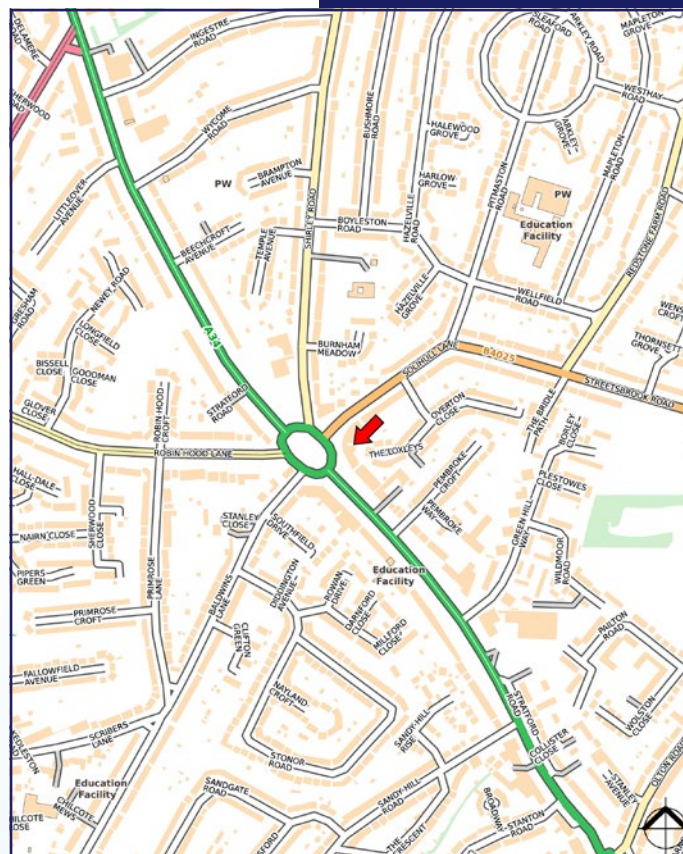
The property is situated in a highly prominent position on the Stratford Road (A34), one of Birmingham's busiest arterial routes linking the city centre with Solihull and the M42 motorway. This well-established commercial location benefits from excellent visibility, high volumes of passing traffic, and strong local catchment. Birmingham city centre is approximately 5 miles to the north, with Shirley town centre lying 1.5 miles to the south. The property is also well served by public transport, with regular bus services along Stratford Road.

## DESCRIPTION

The property comprises a two-storey mid-terrace commercial building of traditional brick construction beneath a pitched roof. The ground floor provides a large open-plan restaurant area with rear kitchen and customer toilets, while the first floor offers additional storage or office accommodation. The property benefits from a wide glazed frontage to Stratford Road and parking immediately in front of the units.



**POSTCODE: B28 9ET**



## ACCOMMODATION

The property provides the following approximate Net Internal Areas:

| Floor                                    | SQ M          | SQ FT        |
|------------------------------------------|---------------|--------------|
| Ground Floor                             | 116.34        | 1,252        |
| First Floor                              | 13.18         | 142          |
| <b>TOTAL</b> Approx. Gross Internal Area | <b>129.52</b> | <b>1,394</b> |

## TERMS

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed. Rent £38,500 per annum exclusive.

The property is available, subject to vacant possession.

## BUSINESS RATES

Rateable Value (2023 List): £22,750

Interested parties are advised to make their own enquiries with Birmingham City Council regarding the rates payable.

## VAT

All figures quoted are exclusive of VAT, which may be applicable.

## EPC

Listed as C52.

## LEGAL COSTS

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

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification.



**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: TBC Date: 09/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

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