



BETTER PROPERTY INVESTMENT

TO LET — COMMERCIAL  
RETAIL / CLASS E

# 1369 & 1371 Pershore Road

Stirchley, Birmingham B30  
2JR · Double Shop Unit ·  
Prominent A441 Frontage

GUIDE RENT  
**£30,000**  
per annum exclusive

DOUBLE FRONTED · 2,050 SQ FT · ENTIRELY GROUND FLOOR · CORNER POSITION · USE  
CLASS E · AVAILABLE INDIVIDUALLY OR COMBINED



**2,050 sq ft**

TOTAL GIA (COMBINED)



**2 Units**

LET INDIVIDUALLY OR  
TOGETHER



**Class E**

FLEXIBLE COMMERCIAL  
USE



**A441**

PROMINENT PERSHORE  
ROAD

ASKING RENT — COMBINED DOUBLE UNIT

# £30,000 p.a.

£2,500 per calendar month · Exclusive of VAT, Business Rates & Outgoings · FRI Lease

1371 Pershore Road (800 sq ft)

**£12,000–£14,000 p.a.**

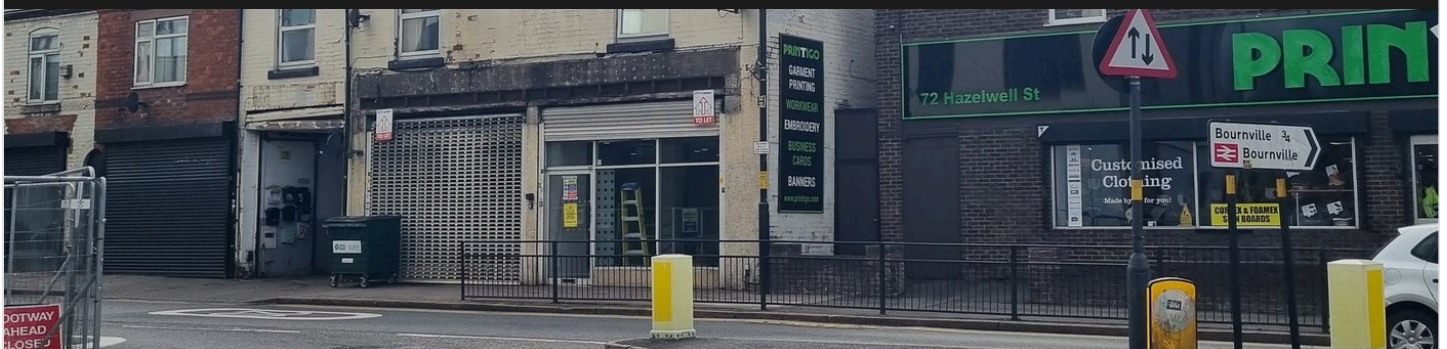
If let individually

1369 Pershore Road (1,250 sq ft)

**£16,000–£19,000 p.a.**

If let individually

● PROPERTY PHOTOGRAPH — PERSHORE ROAD FRONTAGE AT HAZELWELL STREET



## PROPERTY DESCRIPTION

An excellent opportunity to acquire a substantial double-fronted commercial unit in the heart of Stirchley's thriving independent retail corridor. The property comprises two interconnected ground-floor retail/commercial units within a traditional mid-terrace brick-built parade, presenting a highly flexible and prominent commercial footprint on the busy A441 Pershore Road.

Both premises are entirely ground floor, providing step-free access throughout. The premises may be taken as a combined double unit of approximately 2,050 sq ft or as two individual units, subject to negotiation. Each unit benefits from its own WC facility and dedicated shopfront access onto Pershore Road, with 1369 also benefiting from kitchen/kitchenette provision, with rear emergency exits serving the full building. The property occupies a prominent corner position at the junction with Hazelwell Street.

Use Class E

Mid-Terrace Parade

Double Frontage

Rear Access

## KEY FEATURES

- ◆ Prominent double-fronted position on Pershore Road (A441)
- ◆ Total gross internal area of approximately 2,050 sq ft (190.4 sq m)
- ◆ Available as two separate units or one combined double unit
- ◆ Flexible Use Class E — retail, office, café, health, professional services and more
- ◆ Each unit benefits from WC facilities; 1369 also benefits from kitchen provision
- ◆ Rear emergency exits serving both units
- ◆ Approximately 3.5 miles south of Birmingham City Centre
- ◆ Excellent bus links on the A441 corridor; Bournville station approx. 0.5 miles
- ◆ Surrounded by an active and growing independent retailer community

## ACCOMMODATION SCHEDULE

UNIT	AREA (SQ FT)	AREA (SQ M)	FACILITIES	GUIDE RENT (P.A.)
<b>1371 Pershore Road</b>	800 sq ft	74.3 sq m	WC, Shopfront	£12,000– £14,000
<b>1369 Pershore Road</b>	1,250 sq ft	116.1 sq m	WC, Kitchen, Shopfront	£16,000– £19,000

UNIT	AREA (SQ FT)	AREA (SQ M)	FACILITIES	GUIDE RENT (P.A.)
<b>Combined Double Unit</b>	<b>2,050 sq ft</b>	<b>190.4 sq m</b>	<b>2× WC, 1× Kitchen, Double Frontage, Rear Exits</b>	<b>£30,000 p.a.</b>

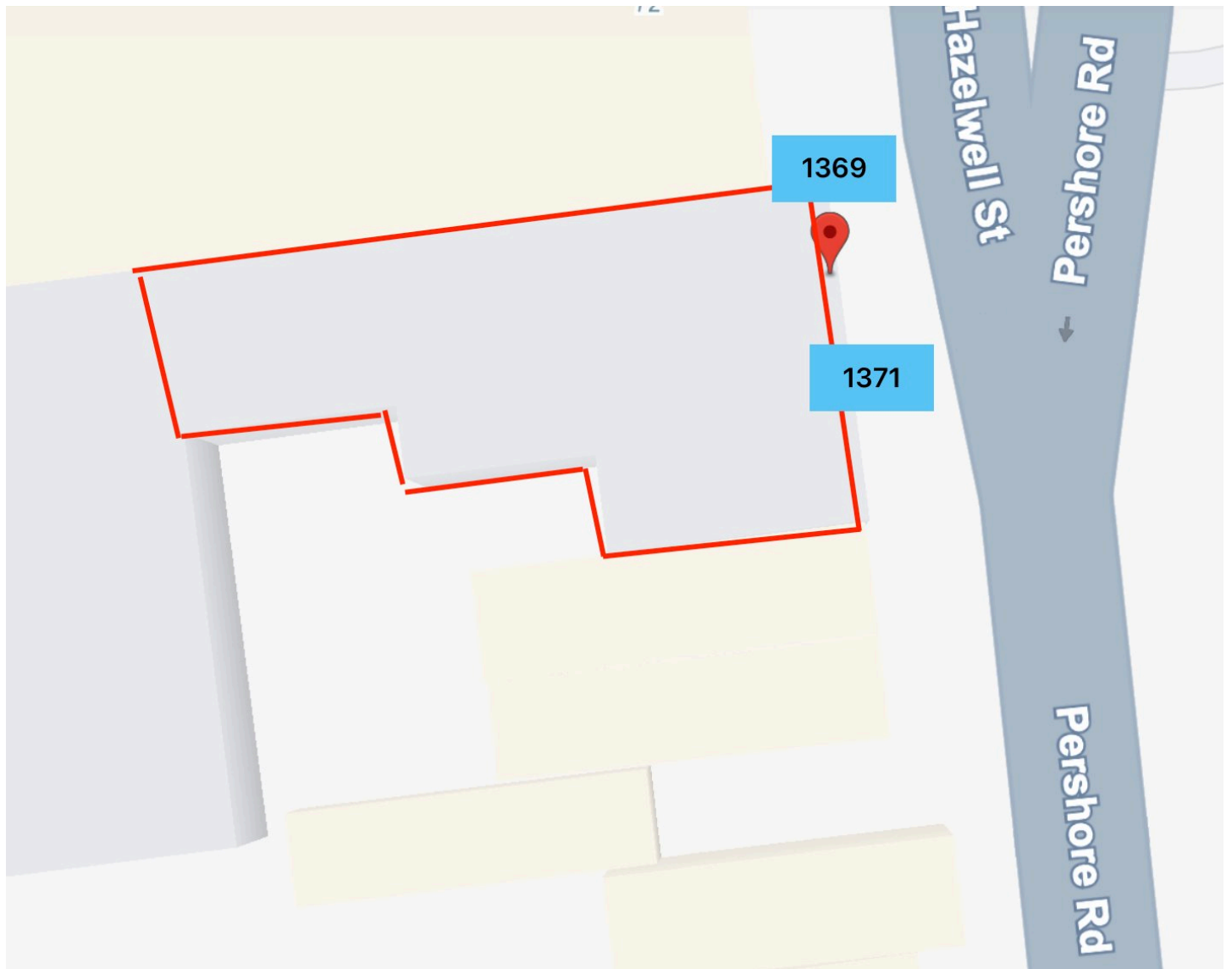
### ● LOCATION & SITUATION

Stirchley is a vibrant and rapidly improving suburban commercial district approximately 3.5 miles south of Birmingham City Centre, with strong footfall from a large and densely populated residential catchment.

- ◆ Close to Bournville, Kings Heath, and Cotteridge
- ◆ Frequent bus services on A441 corridor
- ◆ Bournville railway station approx. 0.5 miles
- ◆ Growing independent food, drink & retail scene
- ◆ Strong pedestrian passing trade

### ● PROPOSED LEASE TERMS

<b>Lease Length</b>	5 years with potential to negotiate longer lease
<b>Rent Review</b>	Every 3 years, upward only to open market rent
<b>Lease Basis</b>	Full Repairing & Insuring (FRI)
<b>Rent Deposit</b>	3–6 months' rental equivalent
<b>Permitted Use</b>	Use Class E (flexible — retail, office, café, health, etc.)
<b>VAT</b>	To be confirmed — landlord to advise on election
<b>Legal Costs</b>	Each party responsible for own legal costs



**Colin White MARLA · Registered Letting Agent**

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