



ROB ALSTON
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**PROMINENT
MAIN ROAD
SHOP UNIT
TO LET**



SHIRLEY

407-411 STRATFORD ROAD, WEST MIDLANDS, B90 4AA.

LOCATION

Shirley is a busy town forming part of the Metropolitan Borough of Solihull and has a population of approximately 35,000. It is located 2 miles west of Solihull town centre and is 8 miles southeast of Birmingham city centre.

DESCRIPTION

The property comprises a ground floor retail unit with a substantial frontage and rear storage/staff facilities. It is situated in a prominent and highly visible location on the main A34 Stratford Road adjoining a number of established local traders and in addition some multiple occupiers including **Lloyds Pharmacy, Scrivens Opticians and William Hill.**

The property benefits from there being good on street car parking directly in front of the premises.

ACCOMMODATION

Internal Width	62 ft	18.9 m
Shop Depth	32 ft	9.76 m
Ground Floor Sales	1,400 sq ft	30.1 sq m
Rear Storage/Staff	290 sq ft	26.9 sq m

The property was originally three small retail units and consideration would be given to dividing the property into smaller units if required.

RENT

Offers are invited in the region of **£40,000 per annum.**

LEASE

The property is available by way of a new sub-lease with the lease to expire at the beginning of September 2027.

RATES

Rateable Value (2017)	£29,750
Interested parties are advised to make their own enquiries regarding rates payable for 2023/24.	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446).

EPC

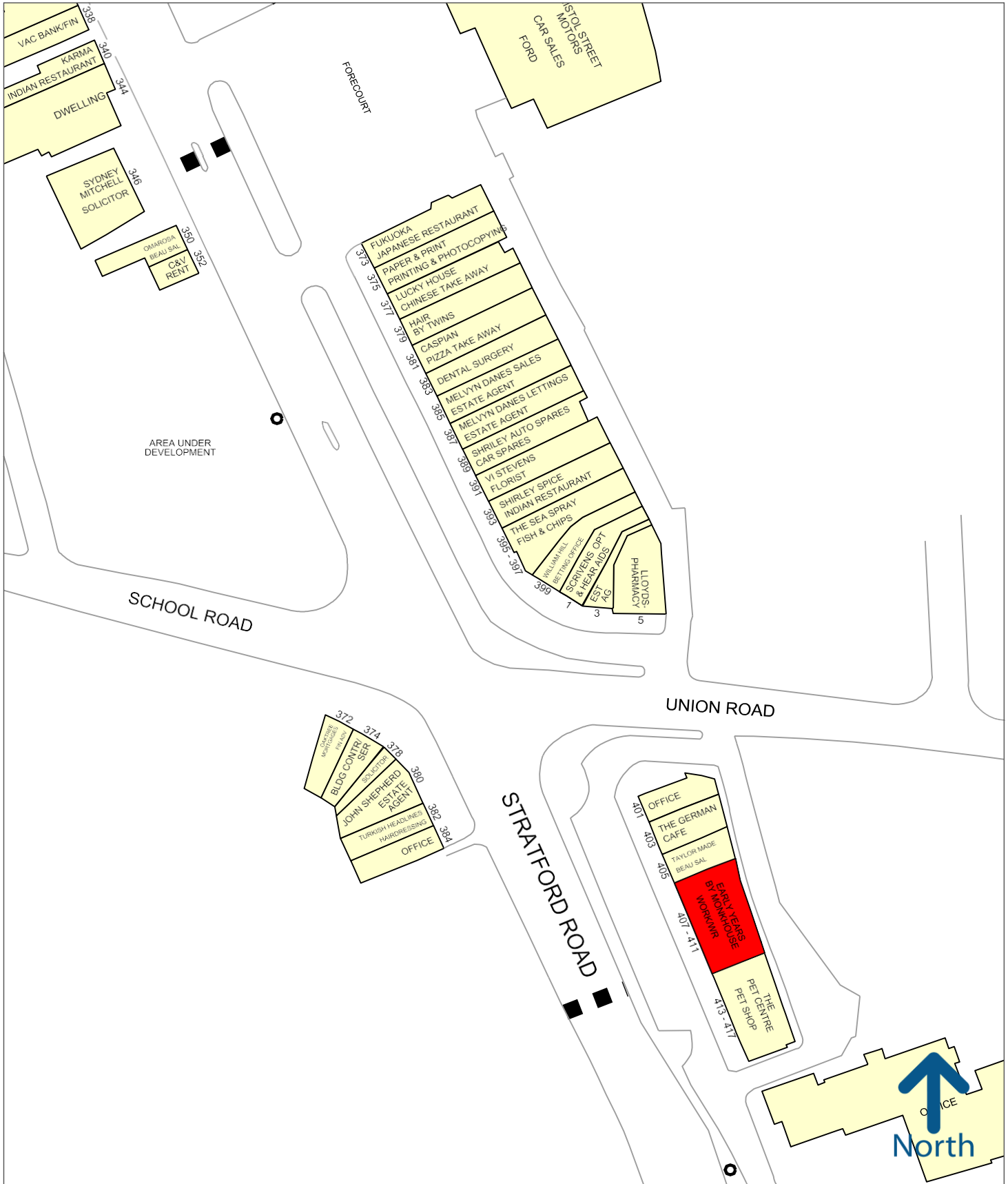
A copy of the Energy Performance Certificate is available on request

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