



hexagonTM
commercial property



- PROMINENT ROADSIDE LOCATION
- HIGH FOOTFALL AREA
- STRONG TRADING LOCATION WITHIN A MIXED COMMERCIAL AND RESIDENTIAL CATCHMENT

RETAIL

1,162 SqFt (108 SqM)

£18,000 plus VAT per annum

245 Mary Vale Road, Bournville, Birmingham, B301PN

TO LET



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Description

245 Mary Vale Road comprises a ground floor retail unit with first floor space. Extending to 1,162Sq Ft the shop was previously used as a bakery, benefiting from a glazed frontage, an open-plan retail area and a Kitchen on the ground floor. The first floor benefits from three small office / storage rooms.

The property occupies a prominent position within an established retail parade and would suit a variety of commercial uses, subject to the necessary consents.

Location

The property is prominently situated on Mary Vale Road in Bournville, a well-regarded residential and commercial area of Birmingham. The location benefits from a strong footfall and high levels of passing traffic, with a mix of independent businesses, shops and residential properties nearby.

Accommodation

Ground Floor Retail - 565 SqFt

Kitchen - 130 Sq Ft

First Floor - 473 Sq Ft

Rates

Rateable Value - £8,100

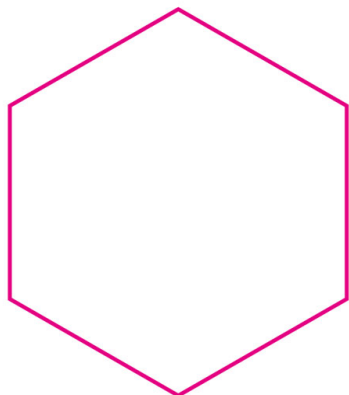
It is understood that an incoming occupier MAY benefit from 100% small business rate relief, this should be confirmed with the relevant local council.

Terms

The premises are to be let by way of new lease on terms to be agreed.

Lease Fee - £350 + VAT

Application Fee - £100 + VAT



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