

To Let

Prominent Shop  
with rear vehicular  
access

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



2, Olton Road, Shirley, Solihull B90 3NE

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

Email: [nick@nicholasbrett.co.uk](mailto:nick@nicholasbrett.co.uk)

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)

- **Busy and very prominent roadside location on the corner of Olton Road and Stratford Road (A34)**
- **Popular and affluent Suburb**
- **Busy parade of shops with occupiers including Helping Hands, Direct Specs & Mail Boxes**
- **Street parking available to the front**
- **100% small business rates relief – subject to eligibility**
- **Shop c. 450 sq ft (42 sqm) sqm + Storage**
- **Rear Loading Access**

### Location

The property occupies a busy and very prominent roadside trading location fronting onto Olton Road and the A34 Stratford Road, the main road from Solihull to Birmingham.

Shirley is a popular and affluent Suburb and occupiers represented include several Supermarkets, Iceland, B & M Bargains, Boots, Greggs, Costa Coffee, Pizza Express, Peacocks and Nandos.

Occupiers in the parade include Helping Hands, Mail Boxes, Northwood Estate Agents & Direct Specs.

There is large forecourt to the front with a dedicated layby providing on street car parking.

### Description

The property comprises of a small ground floor retail unit with rear storage and a W.C.

There is rear servicing access.

### Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width (front):	20'4"	(6.2m)
Internal Width (rear):	12'5"	(3.8m)
Shop Depth:	23'4"	(7.1 m)
<b>Ground Floor Sales:</b>	<b>449 sq ft</b>	<b>(42 sq m)</b>
Rear Ancillary:	79 sq ft	(7.4 sq m)

### Energy Performance Certificate (EPC)

The property has a rating of 74 (Band C). A copy of the EPC is available upon request.

### Lease

The property is available on a new lease upon terms to be agreed.

### Rent

£12,750 per annum exclusive

### VAT

It is understood that VAT isn't currently charged on the rent.

### PTO

**These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.**

## Rating Assessment\*

Rateable Value: £8,700

**\*The property may qualify for 100% small business rates relief.**

*\*This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/23 to 31/3/25, the standard multiplier is 51.2p, and small business multiplier is 49.9p.*

*\*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000.*

Details obtained online at [www.gov.uk](http://www.gov.uk). This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

## Video Tour

Click [here](#) for an External & Internal You Tube Video Tour Link

## Viewing

Strictly by prior appointment – see contact details.

Subject to Contract April 24 (revised)



Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

Email: [nick@nicholasbrett.co.uk](mailto:nick@nicholasbrett.co.uk)

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

Email: [nick@nicholasbrett.co.uk](mailto:nick@nicholasbrett.co.uk)

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



**Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ**

**Tel: 01527 875669**

**Email: [nick@nicholasbrett.co.uk](mailto:nick@nicholasbrett.co.uk)**

**[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)**