

Prime Retail/Café/ Restaurant To Let

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



**723a Bristol Road South,
Northfield, Birmingham B31 2NG**

- Prime Location – Adjacent to Subway, Savers, McDonalds & Heron
- Opposite Northfield Shopping Centre
- Busy Roadside Location
- Ground Floor c.2,000 sq ft (186 sqm)
- Ex Costa Coffee Shop
- Rear servicing access
- Car parking close by

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

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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.

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Location

Northfield is one of Birmingham's principal Satellite Towns.

The property occupies one of the busiest and prominent trading locations in the Centre being situated on a busy crossroads.

It is situated directly adjacent to Subway, with other occupiers close by including Heron Frozen Foods, Savers, and McDonalds. It is directly opposite the Northfield Shopping Centre.

There is a public car park adjacent to the parade with others close by together with a number of bus stops to the front.

Description

The property comprises of a large corner retail unit, latterly used by Costa Coffee, accessed from Bristol Road South and having a large return window frontage.

It is partially stripped out (see photos over) and irregularly shaped (see plan over), but it previously provided café space for in excess of 50 covers. There are customer and disabled toilets plus staff and storage facilities.

The units may be suitable for various uses including Retail, Office, Leisure, Restaurant, Medical etc, subject to the usual consents.

Accommodation

The property comprises of the following approximate gross internal floor area:-

Ground Floor: c.2,000 sq ft (186 sq m)

Lease*

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

*The property is also available to buy freehold subject to existing tenancies. Please contact us for further information or click [here](#) to a link to our website.

Rent

£29,500 per annum exclusive

VAT

It is understood that VAT will be charged on the rent and other outgoings.

Rating Assessment

Rateable Value (1/4/26): £16,750

This information should be verified by the new occupier. Further details available online at www.gov.uk.

Energy Performance Certificate (EPC)

The property has a rating of 23 (Band A). A copy of the EPC is available upon request.

Video Tour

Click [here](#) for an external You Tube Video Tour

Viewing

Strictly by prior appointment only with:-

Nicholas Brett & Co (See contact details)

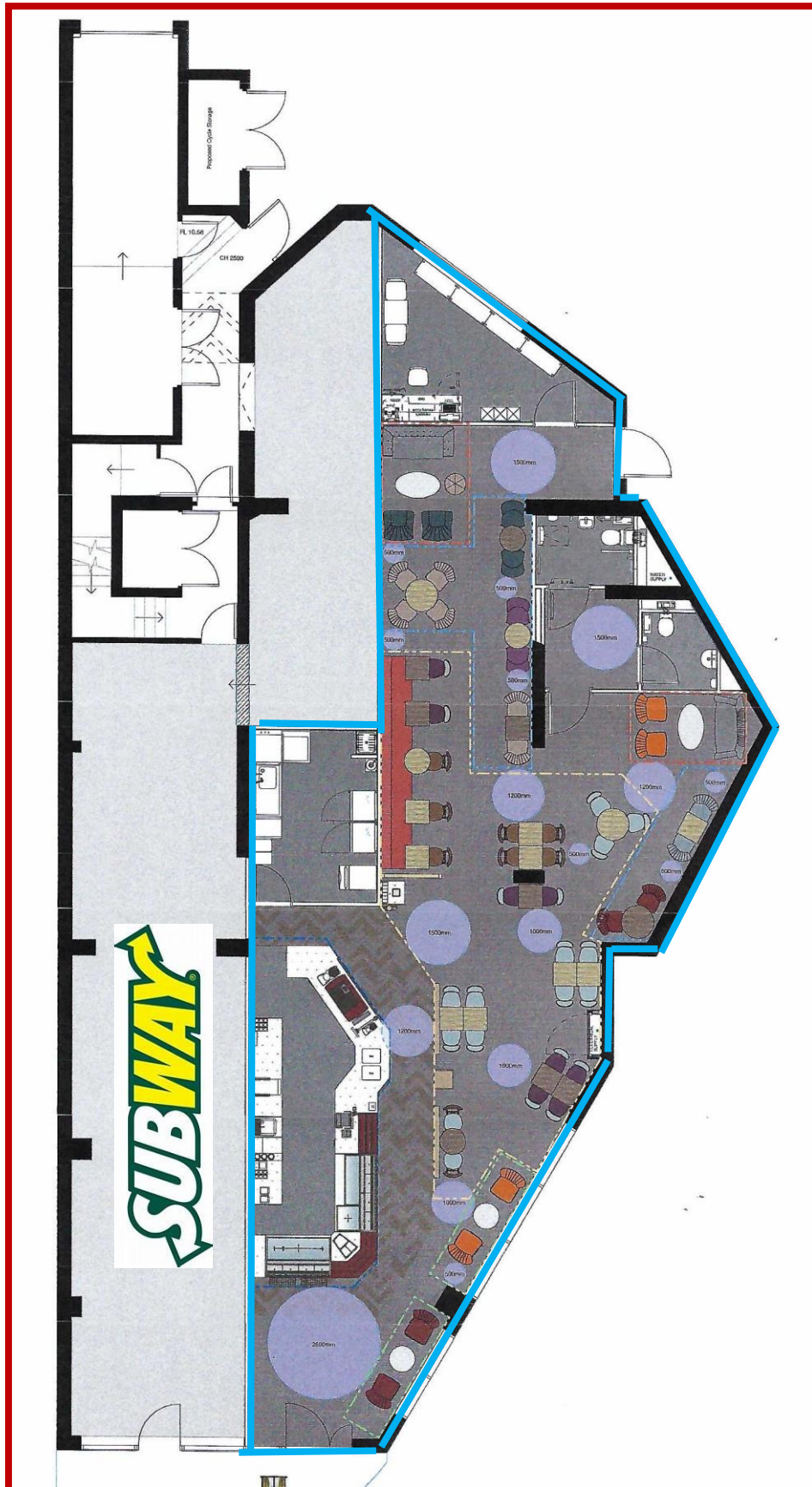
Or our Joint Agent:-



Wright Property

Oliver Wright: 07976 056504
oliver@dsgroups.co.uk

Subject to Contract
June 26 (revised)



Plan is not to scale, the layout has been changed since preparation of the plan and partial strip-out

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