

Class E unit to let in Maypole

Ground Floor
48.90m² (527ft²)

- Well established retail parade with ample free parking
- Eclectic mix of local, independent and national occupiers
- Regular configuration and external roller shutters fitted
- Nearby occupiers include **Iceland**, **The Tanning Shop**, **Glow Hair Salon**, **Lloyds Bank**, **Greggs** and **Just For Pets**
- Use Class E consent



TO LET



Location



Gallery



Contact

Location

The subject property sits within a very busy retail parade in Maypole, Birmingham, a residential suburb 8 miles from Birmingham City Centre.

Maypole is located between King's Heath, Hollywood, Shirley and King's Norton. The surrounding suburbs form a strong mix of affluent, up-and-coming and mixed-income demographics.

The subject property lies adjacent to the A435, a busy arterial road with a DfT traffic count of circa 38,000 vehicles per day, and approximately 5 miles north of Junction 3 of the M42.

Description

The subject property is located adjacent to Iceland and Best4Vapes, with other occupiers in the parade including The Tanning Shop, Glow Hair Salon, Lloyds Bank and CBW Discount store. The adjacent parade includes Betfred, Greggs, Just For Pets and The Co-operative Funeralcare.

The subject property provides accommodation over two floors, comprising ground floor sales and first-floor ancillary storage. There is a glazed retail frontage with shutters, and a dedicated car park serving in excess of 50 vehicles. Mains services, including electricity and water supply, are provided.

EPC

A copy of the Energy Performance Certificate is available upon request.





Floor Areas

The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	48.90	527
First Floor	89.46	963
Total	138.36	1,490

Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at an annual rent of:-

£15,000 per annum exclusive

Service Charge

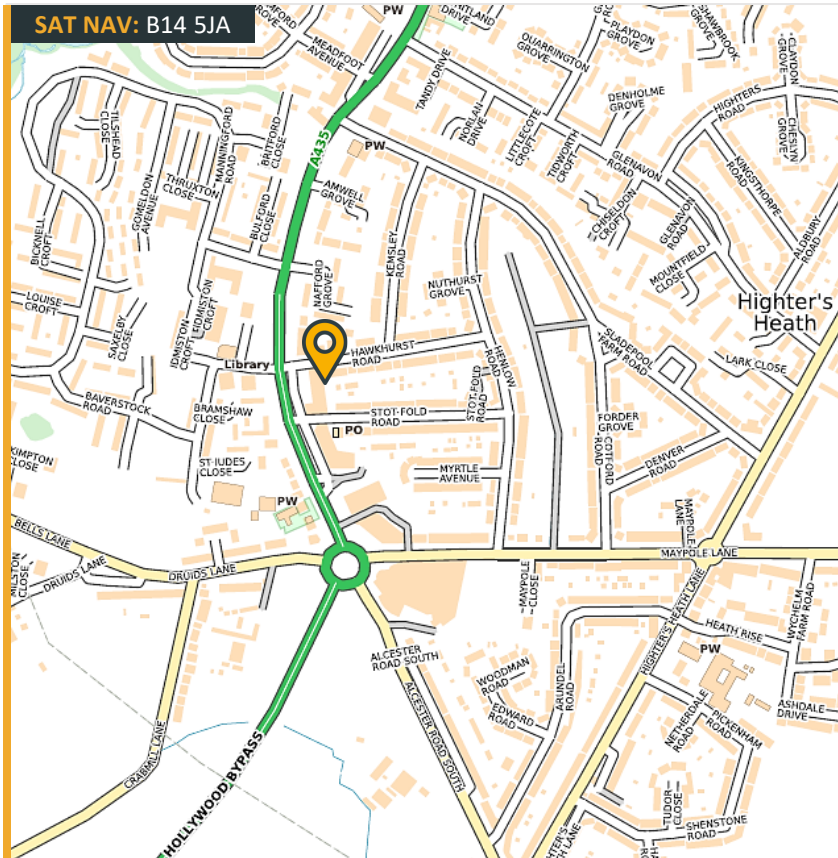
An Estate service charge will be levied to cover common area services and maintenance. Further information is available upon request.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

VAT

The property is elected for the purposes of VAT and will be charged in addition to the rent.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £18,250

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party will bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Oliver Daniels
07896 035 805
oliver.daniels@fhp.co.uk

Caine Gilchrist
07538 606 880
caine.gilchrist@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
First Floor
122-124 Colmore Row
Birmingham, B3 3BD
fhp.co.uk
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