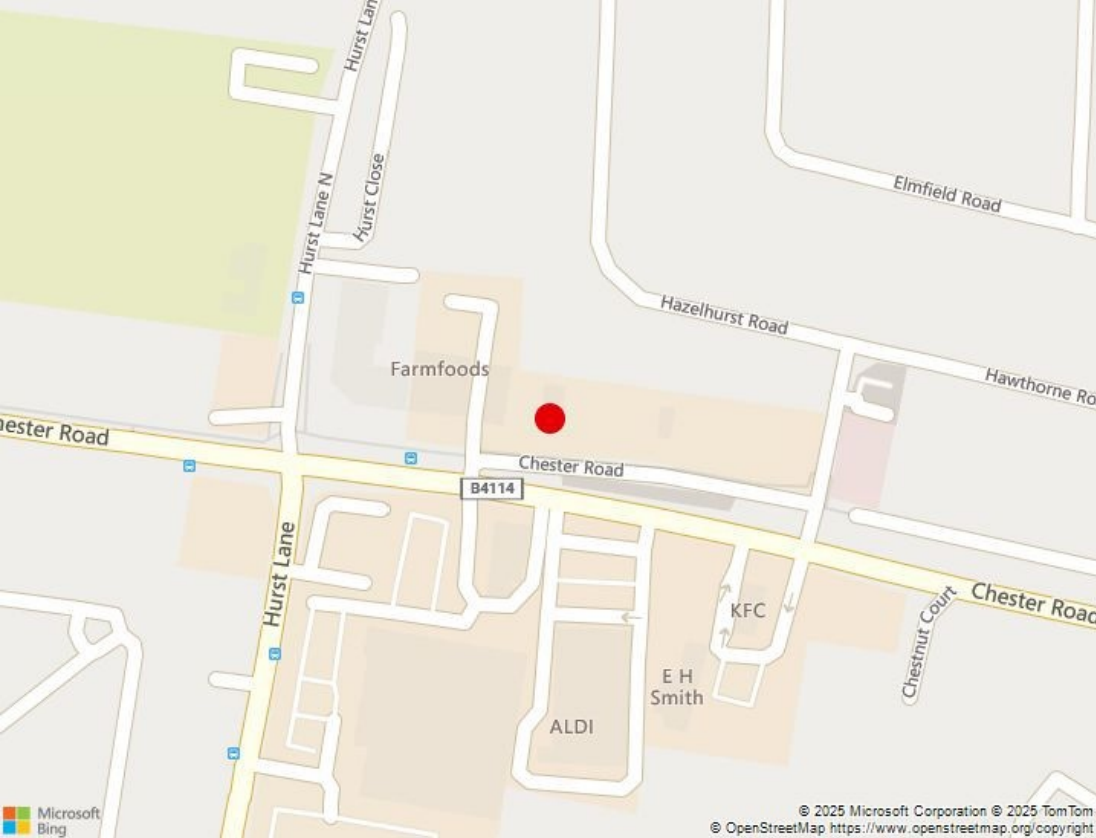


COMMERCIAL PREMISES TO LET

311 - 315 Chester Road, Castle Bromwich, Birmingham, West Midlands, B36 0JG

2,091 SqFt (194.25 SqM) | £37,500 per annum exclusive





KEY FEATURES

- Excellent opportunity within busy parade
- Prominently located
- Large forecourt parking
- Double fronted
- Suitable for retail or restaurant use within Class E
- Close to Morrisons, Aldi and KFC

LOCATION

The premises are prominently situated on a popular retail parade on Chester Road in Castle Bromwich close to its junction with Hurst Lane.

The local area comprises a strong mix of national, regional and local operators notably to include Coop Funeral Care, KFC, Aldi and Morrisons. Castle Bromwich is 8.7 miles east of Birmingham with excellent access to the M6, M42 and M6 Toll.

DESCRIPTION

A self contained double fronted ground floor retail unit, that benefits from rear delivery access that is offered in shell condition ready for a tenants fitout.

Area	SqFt	SqM
Retail Sales area	1,492	138.61
Ancillary stores	599	55.65
Total Floor Area	2,091	194.25



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TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

£37,500 per annum exclusive

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

The property is to be re-assessed for business rates as it has been removed from the Rating List.

Estimated Rateable Value - £27,500. Estimated Rates Payable (2025/26) - £13,722.50

The property may qualify for business rate relief. To clarify the rateable value that may be attributable to this property and any appropriate relief, interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the landlords legal costs in the event that they withdraw once a letting is agreed and solicitors instructed will be required.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



Garry Johnson
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Mob: 07510 080210
E: garry.johnson@burleybrowne.co.uk



David Hemming MRICS
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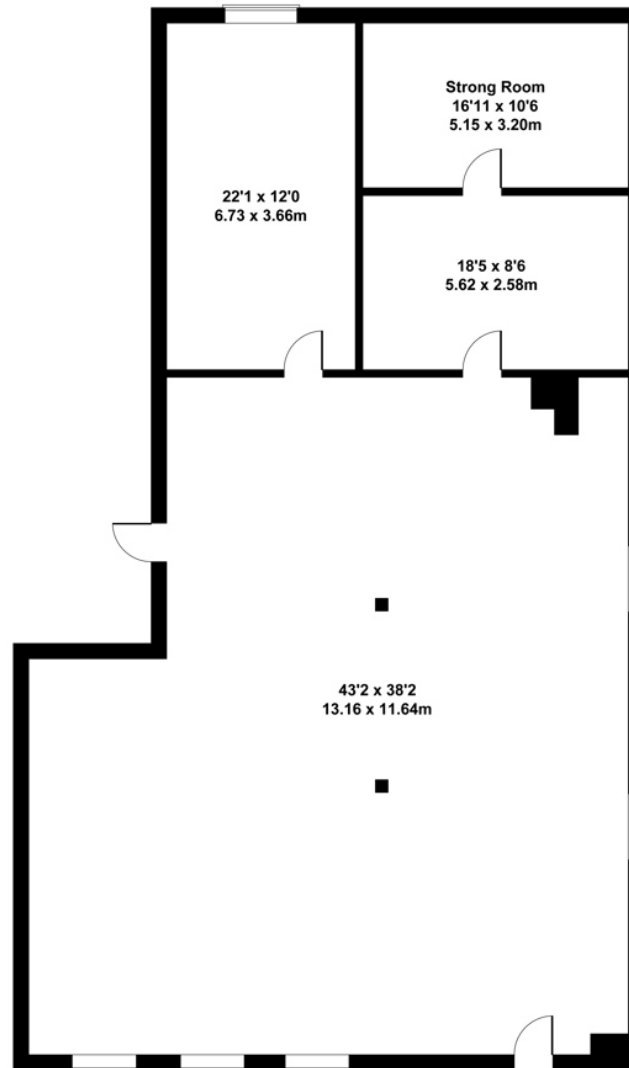


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

311 And 315 Chester Road

Approximate Gross Internal Area
2153 sq ft - 200 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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