

# 257 Longmore Road

Shirley, Solihull, B90 3ER

SHEPHERD  
COMMERCIAL



## TO LET

440 SQ FT  
(40.88 SQ M)

£15,740 PER ANNUM

Attractive ground floor retail unit in Shirley, fitted as a café with seating, service counter and kitchen/prep area.

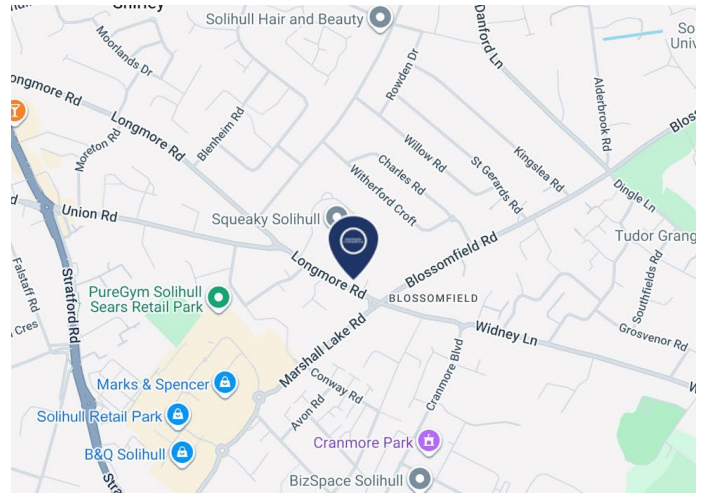
- Ground floor retail premises
- Prominent glazed shop frontage
- Currently fitted as a café
- Open plan customer seating area
- Located in established suburban parade in Shirley

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## Summary

Available Size	440 sq ft / 40.88 sq m
Rent	£15,740 per annum
EPC	C (53)

## Description

The property comprises a well-presented ground floor retail unit currently operating as a café. The accommodation provides an open plan seating area with fitted service counter and preparation area to the rear. The premises benefit from an attractive glazed shop frontage, providing strong natural light and visibility from Longmore Road. Ancillary kitchen/preparation space and WC facilities are located to the rear.

## Location

257 Longmore Road is located in the suburb of Shirley, approximately 6 miles south-east of Birmingham city centre. The property forms part of an established local retail parade on Longmore Road, serving a densely populated residential catchment. Shirley is a popular and well-connected suburban area within the Metropolitan Borough of Solihull, known for its strong demographics and mix of independent and national retailers. The property is situated a short distance from Parkgate Shopping Centre, the principal retail destination in the area, providing a range of retail, leisure and supermarket operators. The location benefits from good road connectivity via the nearby A34 Stratford Road, which provides direct access to Birmingham and the wider West Midlands motorway network.

## Terms

The property is available by way of a sublease, with approximately 4 years remaining on the current lease

term, with the potential for a further 5-year extension, subject to agreement.

The lease is effectively Full Repairing and Insuring (FRI), with the tenant responsible for the upkeep and maintenance of the internal parts of the premises and the shop frontage. The tenant will also contribute 50% towards the building insurance, which is recharged by the landlord.

The premises are currently trading as a cafe. Should an incoming occupier wish to continue this use, the landlord may be willing to dispose of certain fixtures and fittings, subject to separate negotiation.

Further details are available upon request.

## Rateable Value

According to the Valuation Office Agency, the property has a future Rateable Value of £11,000, effective from 1 April 2026.

Occupiers may be eligible for Small Business Rates Relief, which could reduce the rates payable, subject to individual qualification and confirmation from the local authority.

## Viewings

By appointment only with Shepherd Commercial.



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