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Paul & Sons

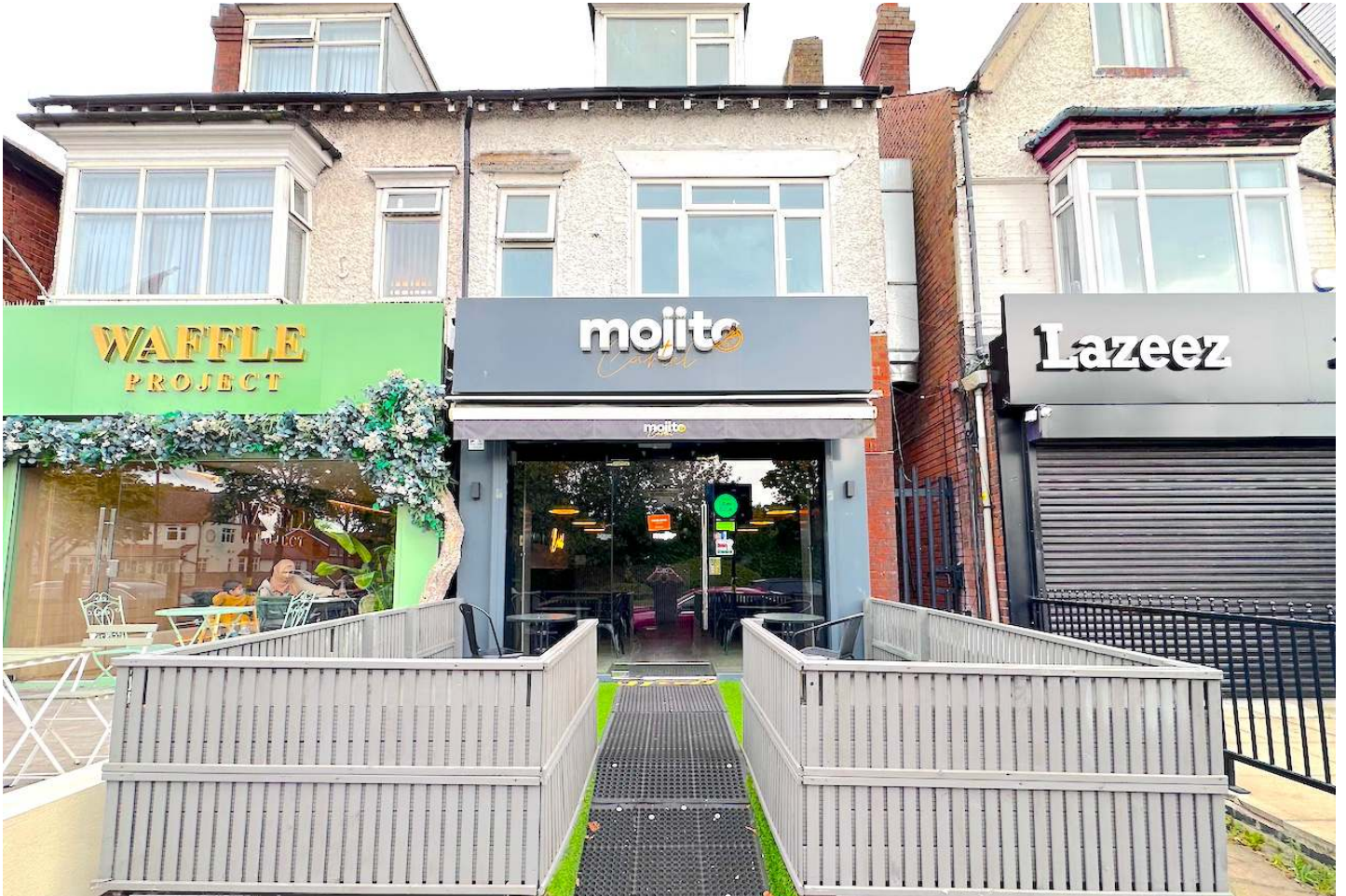
Estate Agents

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LEASE FOR SALE



1158 STRATFORD ROAD, HALL GREEN, BIRMINGHAM, B28 8AF



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



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Paul & Sons Estate Agents proudly present this A5 commercial premises on a lease purchase (**Business not included**). Situated in the bustling and highly sought-after area of Hall Green, Birmingham, 1158 Stratford Road occupies a strategic position on one of Birmingham's main arterial routes. Stratford Road is recognized for its vibrant commercial activity, boasting an extensive range of businesses, local amenities, and excellent transport links. This location offers high footfall and visibility, making it an ideal spot for various business ventures.

Key Features:

- **Total Area:** Approximately 823 square feet of versatile commercial space, suitable for all types of commercial use currently on A5 license.
- **Frontage:** Large display windows extending across the façade, optimizing natural light and providing maximum exposure to passing traffic and pedestrians.
- **Interior Layout:** The property features an open-plan layout, offering flexibility and customization to suit a wide range of business needs. Includes access customer WC and access to kitchen space
- **Condition:** Well-maintained and in excellent condition, ready for immediate occupancy. Recent renovations and updates contribute to its modern and professional appearance.
- **Facilities:** Equipped with some of the latest and cleanest kitchen equipment and essential amenities to start running a food business right away.
- **Accessibility:** Step-free access to the premises ensures ease of entry for all, including customers with mobility needs. Rear access for direct loading/unloading deliveries.
- **First & Second Floor:** Access to first floor is via the rear thru a separate set of staircase, the First floor is currently in requirement of some work to make habitable as it consists of 2 bedrooms, Kitchen, Bathroom, and Living room.

Local Environment:

- **Surrounding Amenities:** Located close to popular local amenities including restaurants, cafes, banks, and retail stores, enhancing both employee satisfaction and customer convenience.
- **Accessibility and Transport Links:** Excellent connectivity with frequent bus services and close proximity to Hall Green railway station. The property is easily accessible from major highways, ensuring convenient transportation for staff and patrons.

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Opportunity:

This commercial lease offers an exceptional opportunity for businesses looking to establish or expand their presence in a thriving commercial district. The flexible lease terms combined with the strategic location and superb facilities make 1158 Stratford Road an attractive proposition.

Lease Terms:

- Lease Type: Assignment of existing lease
- Rent: £5,000-00 per quarter
- Lease Duration: 15 Years (Commencement September 2020)
- Business Rates: To Be Confirmed

Price : **OFFERS OVER £100,000-00**

Viewing Arrangements:

Viewing strictly via appointment, please contact:

Paul & Sons Estate Agents
1130 Stratford Road,
Hall Green, Birmingham,
B28 8AE.
Sunny@paulandsons.co.uk
0121 778 6969
www.paulandsons.co.uk

Don't miss this opportunity to secure a premium commercial space in a vibrant Birmingham locale. Ideal for retail, office, or showroom. Visibly prominent location for high business exposure!

Agents Note:

Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the () Freehold or the (*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor. (*) Whichever is applicable.*

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