

20 Watford Road

Cotteridge, B30 1JA

SHEPHERD
COMMERCIAL



TO LET

1,531 SQ FT
(142.23 SQ M)

£18,000 PER ANNUM

Prominent retail / salon /
service unit with forecourt
parking in busy Cotteridge
location

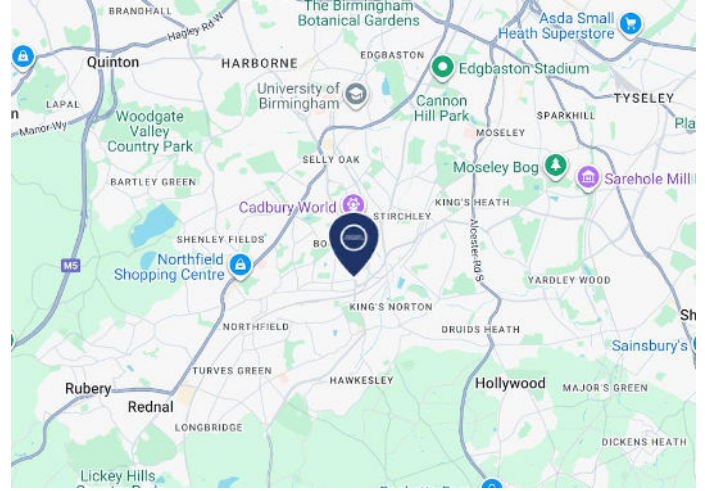
- Prominent position at junction of Watford Road and Pershore Road
- 3-month rent-free period is available, subject to lease terms.
- Established retail location within Cotteridge centre
- Ground floor retail with first floor storage
- Set back from road with forecourt display/parking

01564 778890
www.shepcom.com

20 Watford Road

Cotteridge, B30 1JA

SHEPHERD
COMMERCIAL



Summary

Available Size	1,531 sq ft / 142.23 sq m
Rent	£18,000 per annum
EPC	E (115)

Description

The property comprises a mid-terrace two-storey brick building surmounted by a pitched slate roof, together with a single-storey rear extension beneath a flat felted roof.

The ground floor provides a retail sales area with ancillary accommodation, while the first floor offers offices and storage rooms.

The property is set back from the road behind a tarmacadam forecourt providing space for display or parking.

Location

The property occupies a prominent position at the junction of Watford Road and Pershore Road within the popular Cotteridge district of Birmingham, approximately 8 miles south of Birmingham City Centre. The surrounding area is a well-established retail locality with a good mix of national and local occupiers.

Accommodation

The accommodation comprises the following areas: Ground Floor Sales Area – 904 sq ft Ground Floor Stock Room – 231 sq ft Ground Floor WC – not measured Total Ground Floor – 1,135 sq ft First Floor Front Room – 249 sq ft First Floor Corridor Office – 72 sq ft First Floor Rear Room – 75 sq ft Total First Floor – 396 sq ft Total Net Internal Floor Area – 1,531 sq ft

Name	sq ft	sq m	Availability
Ground	1,135	105.44	Available
1st	396	36.79	Available
Total	1,531	142.23	

Terms

The premises are available by way of a new lease on flexible terms, subject to agreement. A rent-free incentive is available, subject to covenant.

VAT

All figures quoted are exclusive of VAT where applicable.

Viewings

Strictly by prior appointment with the letting agents:

Rateable Value

Rateable Value: £14,500



Charlie Boswell

01564 778 890 | 07913 142038

charlie@shepcom.com