



- Ground Floor retail premises extending in total to approx. 65.93 sqm (709.39 sqft)
- Located in a prime trading location on the A441 in the busy and popular area of Cotteridge, Birmingham
- Electrically operated roller shutter door
- New lease available

1841 Pershore Road
Cotteridge
Birmingham
B30 3DJ

Rent: £11,500 per annum exclusive

GROUND FLOOR, 1841 PERSHORE ROAD, COTTERIDGE, BIRMINGHAM, B30 3DJ

DESCRIPTION

The premises comprises a ground floor retail unit currently operating as a beauty clinic, extending to approx. 65.93 sqm (709.39 sqft).

The premises have an electrically operated roller shutter door at the main entrance.

LOCATION

The property is located in a 100% prime trading location in the busy and popular area of Cotteridge, Birmingham.

It is situated on Pershore Road (A441), which is a busy thoroughfare to the centre of Birmingham.

Cotteridge offers a variety of retail premises including Subway, Domino's Pizza, Co-op supermarket, and a wide range of local businesses.

What3Words: ///adopt.mash.neon

ACCOMMODATION

<u>Ground Floor</u>	<u>Sqm</u>	<u>Sqft</u>
Reception	14.46	155.59
Hallway	13.43	144.53
Room 1	8.53	91.83
Room 2	8.39	90.26
Office	6.40	68.88
Kitchen	7.17	77.18
Toilets	5.13	55.25
Back Room	2.40	25.87
Total Floor Area	65.93	709.39

Outside

There is a shared courtyard area to the rear of the premises.

SERVICES

We understand mains water, electricity, gas and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

Heating to the premises is provided by way of a gas central heating system.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating 74 C.

BUSINESS RATES

According to the Valuation Office Agency website, the property's listing from 1st April 2023 is as follows:

Description: Shop and Premises
Rateable Value: £10,000

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency to satisfy themselves on the current Listing, and the Local Authority in respect of rates liabilities and any relief that may be available.

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LOCAL AUTHORITY

Birmingham City Council.

PLANNING

The property is considered suitable for continuation of the current use or potential other uses, subject to planning.

TENURE

The premises are available to let on a new lease for a minimum term of 5 years or multiples thereof with rent reviews at 5 yearly intervals, on a Tenant's full repairing and insuring basis.

RENT

£11,500 per annum exclusive.

SERVICE CHARGE

The ingoing Tenant to contribute towards the maintenance and upkeep costs of the shared rear courtyard area.

DEPOSIT

The ingoing Tenant to pay a rent deposit equivalent to 3 months rent prior to completion of the lease.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly by appointment with the Sole Letting Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

TO MAKE AN OFFER

If you are interested in leasing this property, you have to view the property. The appointment is part of our guarantee to the Landlord. Any delay may result in the property being let to someone else. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

In addition, an Identity Search will be undertaken remotely on all parties proposing to lease the property. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 23/09/2025

Updated: 05/12/2025

GROUND FLOOR, 1841 PERSHORE ROAD, COTTERIDGE, BIRMINGHAM, B30 3DJ

LOCATION PLAN



Not to scale. For reference purposes only.
Source: LandApp

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Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property

Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

