

# 320 Stratford Road

Shirley, Solihull, B90 3DN

SHEPHERD  
COMMERCIAL



## TO LET

627 SQ FT  
(58.25 SQ M)

£16,500 PER ANNUM

A 627sqft ground floor retail lock up shop fronting the arterial route of the Stratford Road

- Lock-Up Retail
- Rear Car Park
- Kitchen and W.C
- Prominent Frontage
- Loading Bay At Front

01564 778890  
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## Summary

|                |                        |
|----------------|------------------------|
| Available Size | 627 sq ft / 58.25 sq m |
| Rent           | £16,500 per annum      |
| EPC            | Upon enquiry           |

## Description

The property comprises a well-configured ground floor retail / commercial unit extending to approximately 627 sq ft, positioned within a busy and established parade. The accommodation is predominantly open plan, providing a versatile trading area suitable for a range of retail, office or service-based uses, subject to the necessary consents.

The unit benefits from a fully glazed shop frontage, offering excellent natural light and strong visibility onto Stratford Road. Internally, the space is fitted to a good functional standard, including tiled flooring, suspended ceilings with inset lighting, perimeter radiators and WC facilities to the rear.

The layout provides a clear and adaptable floorplate, making the premises suitable for a variety of occupiers seeking a prominent and accessible location.

## Location

The property occupies a prominent position on Stratford Road (A34) in Shirley, a well-established suburban centre within the Metropolitan Borough of Solihull.

The A34 is a key arterial route linking Birmingham city centre approximately 6 miles to the north with Solihull town centre approximately 2 miles to the south.

The immediate area comprises a mix of independent and national occupiers, including retail, leisure and professional services, benefitting from strong footfall and consistent vehicular traffic. The property also enjoys good accessibility via public transport, with regular bus services along Stratford Road and rail connections available at nearby Shirley and Solihull stations.

Shirley remains a popular and affluent location, providing an attractive trading environment for a wide range of commercial occupiers within the wider West Midlands region.

## Viewings

Strictly by appointment with Shepherd Commercial

## Terms

The property is to be let on the open leasehold market for a term of multiple years subject to a deposit.



### Kaine Arkinson

01564 778 890 | 07487 521802

kaine@shepcom.com



### Chris Peutherer

01564778890 | 07966505964

chris@shepcom.com

