



TO LET

23a Sycamore Road, Bournville, Birmingham B30 2AA

SW

Sanderson
Weatherall



- Rent of £8,500 per annum, exclusive
- First floor office premises.
- Shared rear garden.
- Additional store and office room available.
- Extending to approximately 515 sq ft (46.81 sq m), NIA.

Location:

The property is located on the eastern side of Sycamore Road, opposite its junction with Maple Road in the Birmingham suburb of Bournville, situated approximately five miles south of Birmingham city centre. The surrounding area is mixed use in nature with commercial and residential premises nearby.

The property can be found using the What3Words code: [///making.shade.oldest](#)

Description:

The property comprises the first floor areas of an attractive period two storey brick built commercial property.

Access is via a shared entrance lobby with stairs to the first floor offices. The first floor provides four office rooms with a WC. The rooms have been recently refurbished with new carpet floor coverings, plastered and painted ceilings and papered walls. Lighting is mostly via ceiling pendant fixtures. Space heating is via wall mounted electric convector heaters. There is a shared kitchen at lower ground level.

The office accommodation extends to a net internal area of approximately 515 sq ft (46.81 sq m).

Additionally there is a store room and separate office room both at lower ground floor level, which may be available to lease separately.

**Assessment:**

The property is assessed for business rates, with an April 2026 rateable value of £6,600, which gives a rates payable of approximately £3,300. Small businesses may get 100% business rates relief. We recommend that any prospective tenant makes their own enquiries with Birmingham City Council's business rates department.

Energy Performance:

The retail unit has an EPC rating of band C with a score of 66 points.

Use:

We understand the property has permission to be used for general business purposes under class E. Alternative uses considered.

Rent:

£8,500 per annum, exclusive, subject to contract.

Service Charge:

There is a service charge payable which covers general maintenance, servicing, compliance and management of the property. This is budgeted at £1,761.53 for the current year. Further details available upon request.

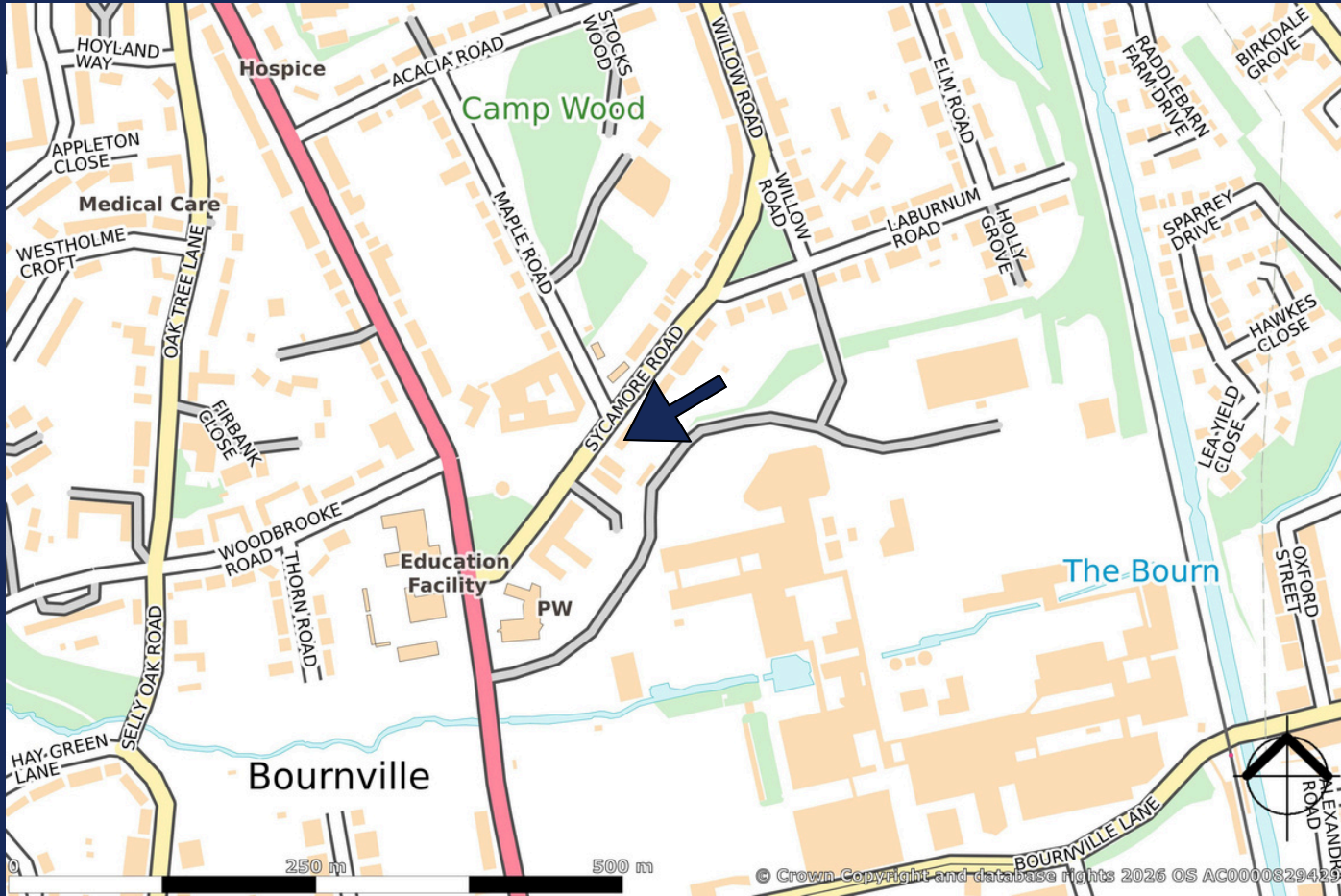
VAT:

The property is elected for VAT, which is payable in addition to the rent and service charge.

Lease:

The property is available to let for a minimum of five years, on an internal repairing and insuring basis.

A rent deposit may be required, subject to references.



Viewings

Strictly by appointment with the sole agents only.

Sanderson Weatherall LLP

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