

780-784 Bristol Road South | Northfield | B31 2NN

Class E unit to let in busy Northfield parade

Ground floor sales
420.57m² (4,527ft²)

- High street unit in thriving Birmingham suburb
- Eclectic mix of local independent and national occupiers
- Occupiers in the immediate vicinity include **Specsavers**, **Halifax**, **Home Bargains**, **CEX** and **British Heart Foundation**
- Rent £45,000 per annum exclusive



TO LET



Location



Gallery



Contact



FHP are pleased to present to the market this Class E property within the heart of the thriving Birmingham Suburb of Northfield, situated approximately 6 miles south of Birmingham City Centre. Occupying a highly prominent position, Northfield is home to a diverse mix of local independent, national retail and leisure brands.

Location

The subject property sits at the heart of Northfield's High Street, within a very busy retail parade.

Northfield is located approximately 6 miles south of Birmingham City Centre and benefits from excellent connectivity via the A38. Northfield's constituency supports a population of approximately 100,000 and provides a strong retail offering and ample parking in the immediate vicinity.

Description

The subject property is located adjacent to **Home Bargains** and **Halifax**, and opposite **CEX** and **Sue Ryder**. The premises are also located close to **Aldi** and **Northfield Shopping Centre**. The subject property provides accommodation over two floors, with ground floor sales and first floor ancillary storage. There is a glazed retail frontage, with shutters, leading to the ground floor sales area with access to the dedicated rear loading area located at the back. The first-floor ancillary storage is serviced by a goods lift. Mains services to include electricity and water supply are provided.

EPC

A copy of the Energy Performance Certificate is available upon request.





Floor Areas

Description	m ²	ft ²
Ground Floor Sales	420.57	4,527
First floor	408.22	4,394

Lease Terms and Rental

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at an annual rent of:-

£45,000 Per Annum
(forty-five thousand pounds)

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

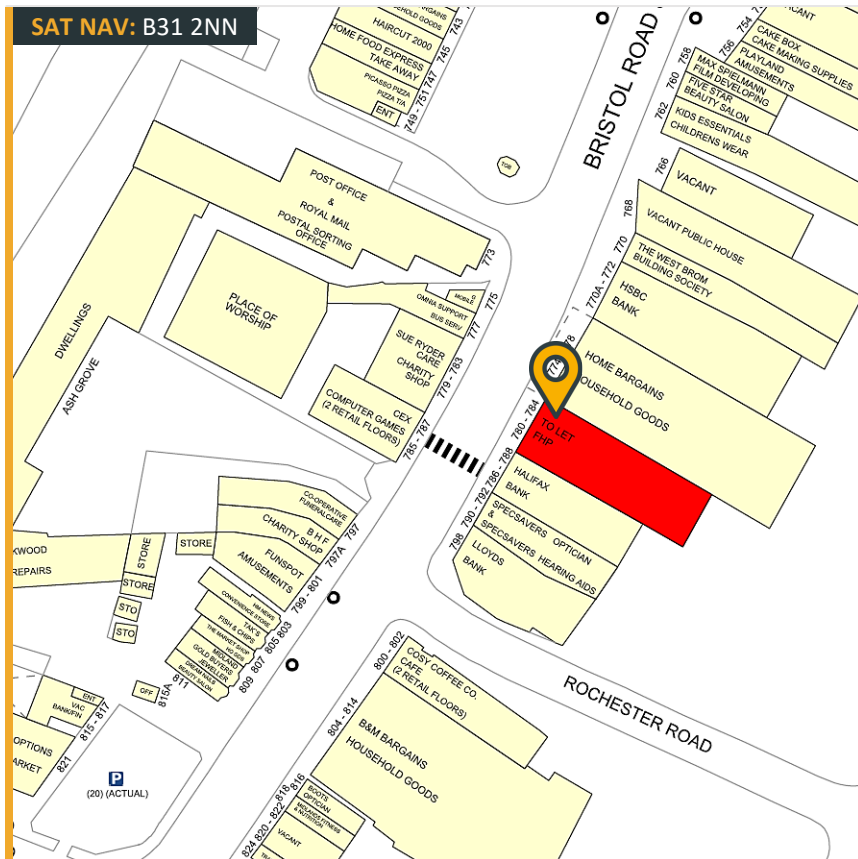
Rateable Value (2023): £38,000

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Service Charge

An Estate service charge will be levied to cover common area services and maintenance. Further information is available upon request.



Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

VAT

The property is elected for the purposes of VAT and will be charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Oliver Daniels
07896 035 805
oliver.daniels@fhp.co.uk

Doug Tweedie
07887 787 892
doug@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.