

Unit 2 1 Calthorpe Road

Ground Floor Retail & Leisure Opportunity
with Outside Terrace
874 sq ft To Let





Retail & Leisure Opportunity

Forming part of the former Lloyds Bank, Unit 2, 1 Calthorpe Road has been comprehensively refurbished to create a distinctive ground floor retail and leisure opportunity in a highly prominent location.

Extending to 874 sq ft (81.2 sq m), the high-quality space features an open-plan shell interior with a generous glazed frontage, creating a bright and welcoming environment.

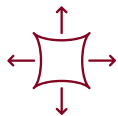
The space also benefits from a dedicated front terrace, shared rear bin storage and designated customer parking.



Excellent
Visibility



Newly
Refurbished



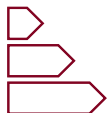
Flexible
Open-Plan Layout



Dedicated
Front Terrace

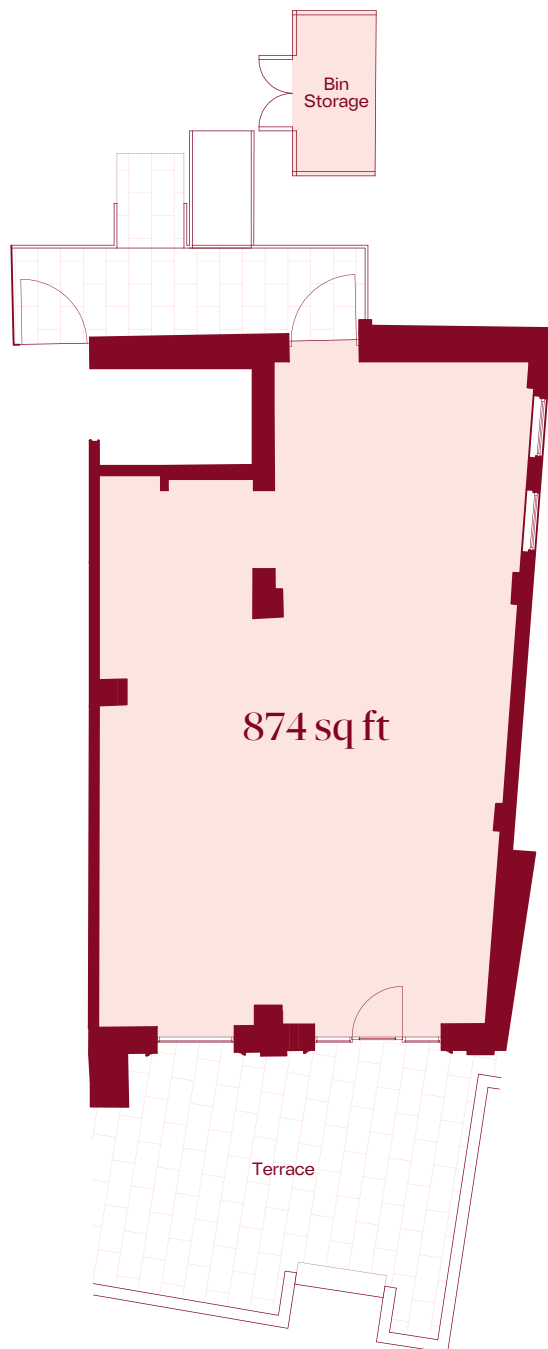


Customer
Parking



EPC
Rating - C





Flexible Space Endless *Potential*

Tenure

The premises is available by way of a new effectively full repairing and insuring lease for a terms of years to be agreed.

Rental

£25,000.00 per annum exclusive of rates, services charge and VAT.

Rateable Value

Rateable value of property to be agreed. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable, and whether any transitional relief applies.

Building Security

The cost of CCTV is £750.00 per annum.

Legal Costs

Each party to be responsible their own legal costs.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

* All costs are subject to VAT

In the Right Location

Located at the gateway to Edgbaston Village, 1 Calthorpe Road offers excellent visibility, occupying a highly prominent position adjacent to Five Ways Roundabout.

Surrounded by an established mix of retail and leisure operators, the area benefits from a large office, student and residential catchment, generating regular pedestrian footfall.

Situated just 500 metres from Five Ways railway station and a short walk from the Edgbaston Village Metro stop, the property is also exceptionally well connected by road, rail and tram, providing easy access for both customers and staff.

Already Home to

Boston Tea Party

O&C
CAKE & CULTURE
PATISSERIE



JAMES BUSHELL
HAIR

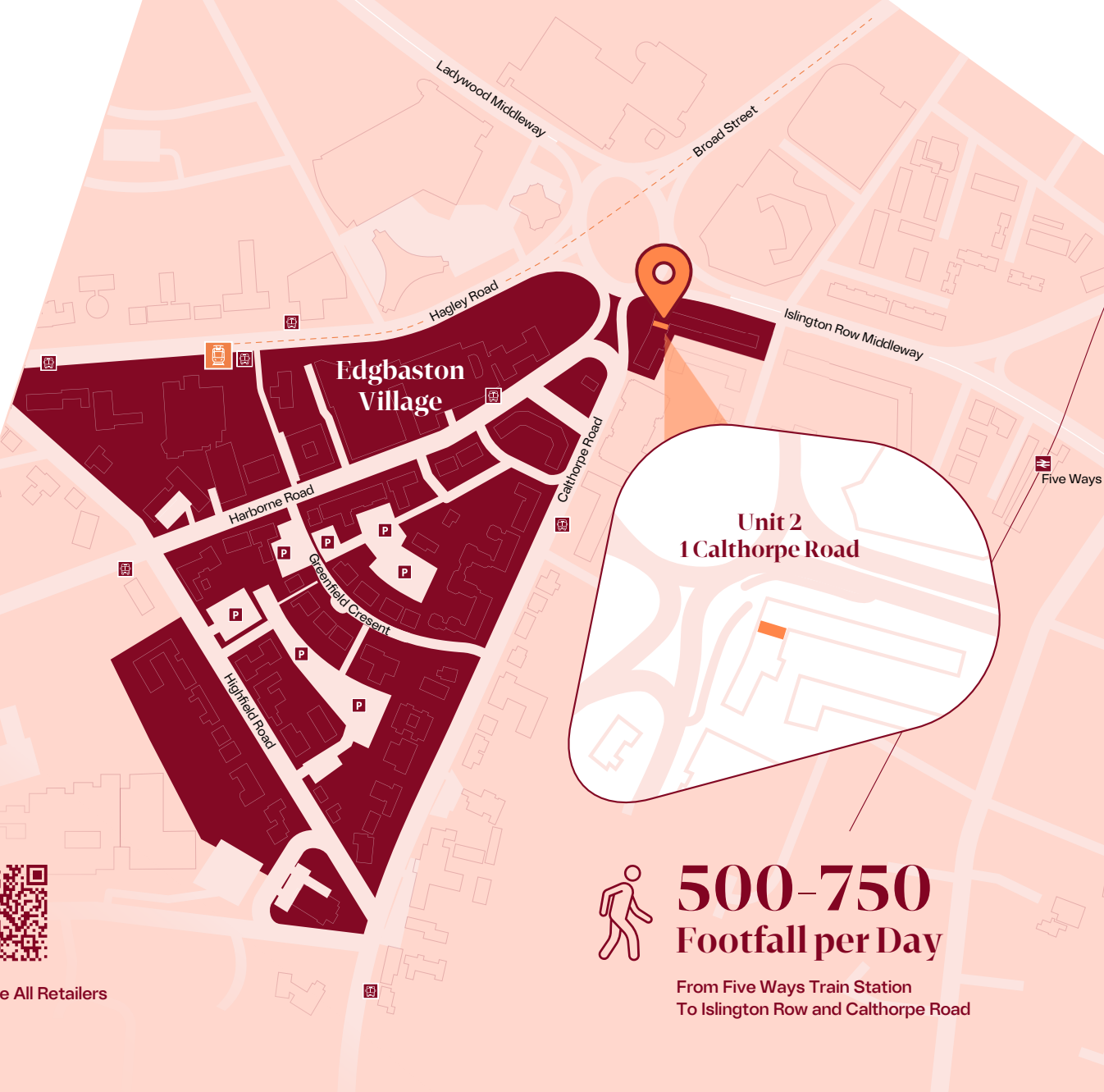
Chapter.
KITCHEN | BAR | TERRACE

Dr. Anna
THE SKIN CLINIC

m^{reformed}.



Explore All Retailers



500-750
Footfall per Day

From Five Ways Train Station
To Islington Row and Calthorpe Road



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Creating *Exceptional* Places