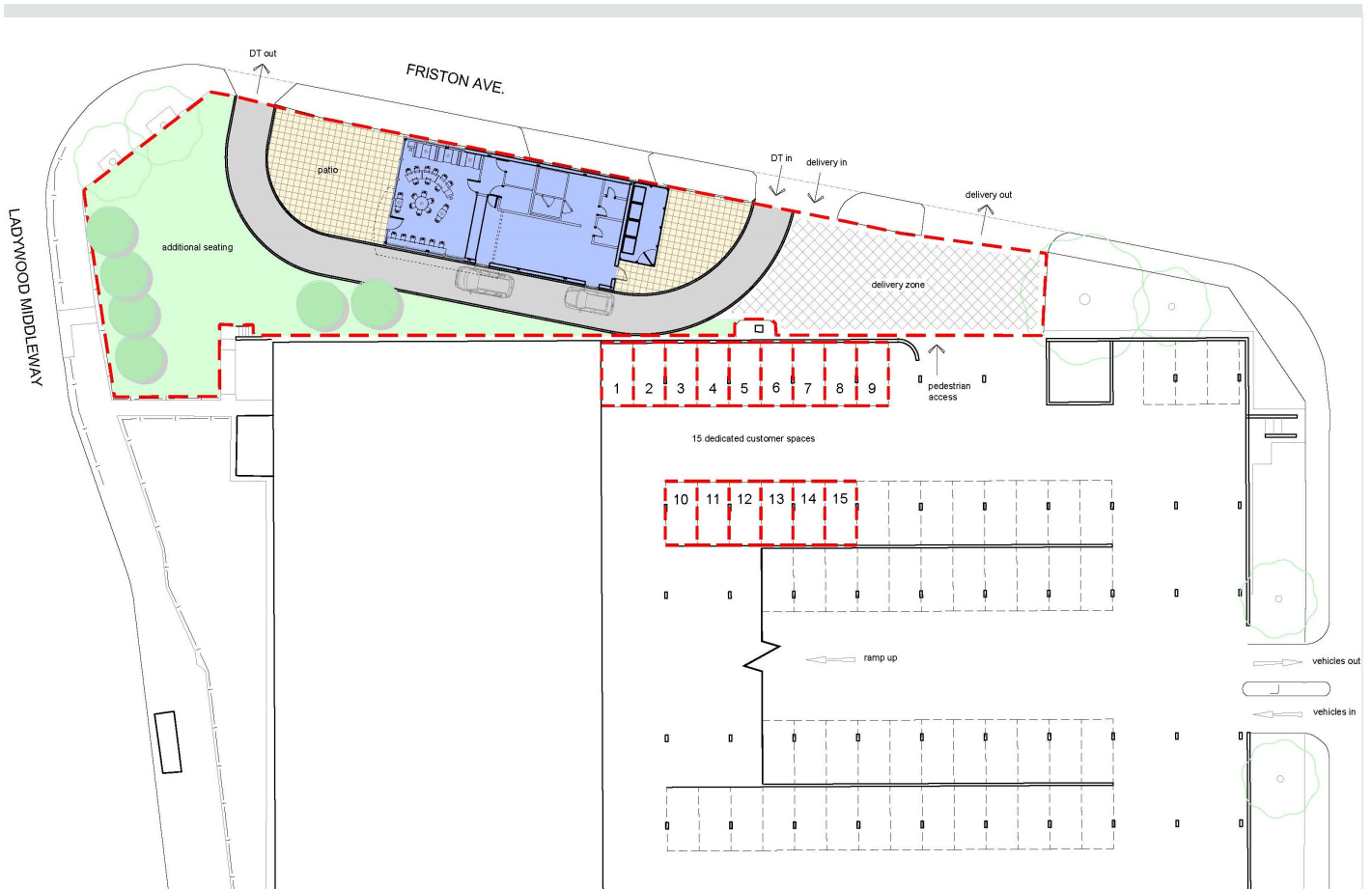


# To Let Drive-Thru Opportunity

Friston Avenue/Ladywood Middleway  
Birmingham B16 8HA



## CONTACT

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**Matt Greenaway**

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Prominent site in busy city centre location

Adjoining the Broadway development of 214 apartments with mixed-use commercial space

Directly opposite No.1 Hagley Road development comprising 271 apartments

rapleys.com

**0370 777 6292**

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## Location

The site occupies a prominent position on the corner of Friston Avenue and Ladywood Middleway on the edge of Birmingham city centre and close to the affluent suburb of Edgbaston. The area is mixed commercial and residential in character with the creation of 271 apartments at No. 1 Hagley Road and the Broadway Plaza leisure complex opposite the site. The redevelopment of the former **Tesco** store and office building is immediately adjoining which will comprise 23,225 sq m (250,000 sq ft) of retail space, a gym and offices with 214 residential apartments on the upper floors.

## Description

The site comprises a former petrol filling station which is to be redeveloped to provide a drive-thru unit to meet an occupier's requirements and will benefit from 15 demised parking spaces in the adjoining car park.

## Accommodation

The site extends to approximately:

	Hectare	Acre
<b>Total Site Area</b>	<b>0.093</b>	<b>0.23</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Tenure

Leasehold.

## Terms

The property is available by way of a new lease for a term of years to be agreed.

## Rating

The property will be assessed upon completion.

Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any relief that may be available.

Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk).

## Energy Performance

An energy performance certificate will be produced upon completion of the build.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

The site is currently vacant and can be viewed from the road however should you require any further access this is strictly by appointment through the agents.

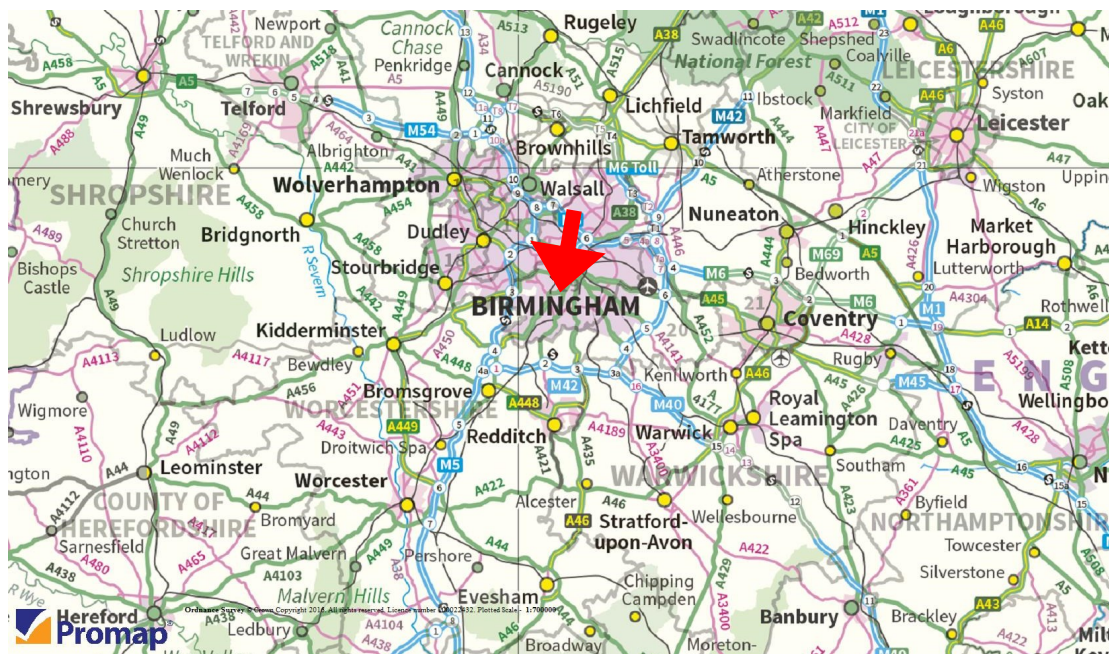
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