

to let

Prominent retail /
restaurant unit
260 sq m
(2,800 sq ft)

54 George Road
Edgbaston
Birmingham
B15 1PL


CALTHORPE
ESTATES
1717 - 2017



54 George Road is situated in a highly visible and prominent corner location. The ground floor unit fronts the A4540 Islington Row Middleway, one of Birmingham's busiest roads, in addition to George Road, which has ample free street parking spaces. A high volume of vehicles and pedestrians pass the site daily, it is less than a 1 minute walk to Five Ways train station.

The property

The development comprises a 6 storey mixed-use scheme, with circa 260 sq m (2,800 sq ft) of commercial space on the ground floor, suitable for retail or restaurant use (or any other use falling under A1/A3 use classes). Above are 5 floors of premier student accommodation, providing 50 beds, already 70% let with students taking occupation in September.

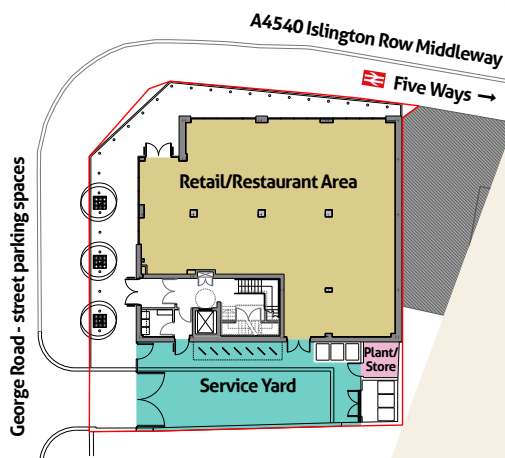
The building is red brick construction clad with elements of gold and features glazed window boxes, sympathetically reflecting its surroundings within the historic Edgbaston Conversation Area.

The accommodation

Retail/Restaurant Area:
260 sq m (2,800 sq ft)

External Plant/Store:
7 sq m (79 sq ft)

Floor to Ceiling Heights:
3 m (11 ft)



New retail/restaurant unit with A1 to A3 consent

- Prominent position on A4540 main Birmingham ring road
- Busy pedestrian footfall location - 90 metres from Five Ways railway station, which is used by over 1.4m passengers per year
- Catchment area home to an extensive commercial office, student and residential population
- Ample free car parking on George Road

Tenure

Offers are invited for the ground floor and storage area on a new full repairing and insuring lease, with terms to be agreed.

Rent

Upon application.

Rates

The in-going tenant will be responsible for the payment of Local Authority Rates.

Estate charge

The tenant will be responsible for a contribution to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area.

Legal costs

Each party is to be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

all enquiries:

RAPLEYS

0121 454 6439

Alfred.Bartlett@rapleys.com

www.rapleys.com



MISREPRESENTATION ACT 1967 These particulars do not constitute or form any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Calthorpe Estates or its agents/officers. None of the statements contained in these particulars is to be relied upon as a statement of representation of fact, and prospective purchasers/lessees must verify all statements by their own searches, enquiries and inspections. Neither Calthorpe Estates nor any of its agents/officers make or give representation of warranty whatsoever in relation to the premises described in these particulars. August 2017.

