



**TO LET**

**Prime Retail Unit**

**5 Heathfield Road, Kings Heath, B14 7BT**



## HIGHLIGHTS

- Prominent Kings Heath location on Heathfield Road
- Arranged over three floors with flexible accommodation
- Total area of approximately 852 sq. ft. (79.2 sq m)
- Benefitting from rear yard, outhouse and on-site parking
- Close to public transport links and the forthcoming Kings Heath railway station

## LOCATION

The property is prominently located on Heathfield Road in Kings Heath, a vibrant suburban centre to the south of Birmingham with a strong mix of independent retailers and national occupiers.

The area benefits from excellent road connectivity via the A435 Alcester Road and is well served by public transport, with the new Kings Heath railway station due to open soon, providing enhanced links to Birmingham City Centre and the wider region.

## DESCRIPTION

The property offers versatile accommodation arranged over three floors. The ground floor comprises two rooms together with a kitchen and bathroom.

The first floor provides two further rooms, with an additional room at second floor level, offering flexible space suitable for a range of uses. Externally, the property benefits from a small rear yard with outhouse, along with one car parking space to the side.

## ACCOMMODATION

852 sq. ft. (79.2 sq m)

## RATEABLE VALUE

Current rateable value (1 April 2026 to present):  
£9,200

## VAT

We are advised that VAT is applicable to the rent and service charge.

## LEASE TERMS

Flexible lease terms for a period to be agreed at an annual rent of £15,000 plus VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## VIEWINGS

GEORGE BASSI  
0121 524 2583  
georgebassi@bondwolfe.com

James Mattin  
0121 524 1172  
jmattin@bondwolfe.com



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