

Branch Office:
1130 Stratford Road
Hall Green
Birmingham B28 8AE
Tel: 0121 778 6969
Fax: 0121 778 6967

www.paulandsons.co.uk



Head Office:
427 Stratford Road
Sparkhill
Birmingham B11 4LB
Tel: 0121 771 3435
Fax: 0121 772 2973

info@paulandsons.co.uk

LEASE FOR SALE



493 STRATFORD ROAD, SPARKHILL, BIRMINGHAM, B11 4LE



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Business Overview

Paul & Sons Estate Agents is pleased to present an exceptional opportunity to acquire **'Designer Rack Pret'**, a well-regarded retail business located in a bustling area. This business has established a solid reputation for quality and service, making it a prime investment for aspiring entrepreneurs.

Key Features:

- Offers Around: **£75,000-00**
- Monthly Rent: **£1,406 (for the entire ground floor, including rear garage space)**
- Lease Term: **Renewable**
- Established Brand with Loyal Customer Base

Premises Details:

The premises feature a well-designed layout that is ideal for retail operations, with the following measurements:

- Main Shop/Retail Area: 26'42" x 16'81"
- Storage Room 1 (Accessed via 4 steps from the main shop): 10'67" x 7'77"
- Storage Room 2 / Kitchen (accessed via Storage Room 1): 7'96" x 5'95"
- Rear Entrance Space: 3'94" x 3'60"
- WC: 4'47" x 31'07"
- Rear Garage (used for stock storage): 15'97" x 16'17"

The main shop area is spacious and well-lit, providing an inviting atmosphere for customers. The additional storage rooms and rear garage space enhance operational efficiency, allowing for ample stock management.

Location Benefits:

Designer Rack Pret is situated in a vibrant area known for its high foot traffic and diverse clientele. The location offers excellent visibility and accessibility, making it an attractive destination for shoppers.

Why Invest in Designer Rack Pret?

- Established and reputable business with a loyal customer base.
- Versatile and spacious premises suitable for various retail activities.
- Affordable monthly rent of £1,406 for the entire ground floor, including storage.
- Strong potential for growth and expansion in a bustling location.

Viewing Arrangements:

This is a rare opportunity to acquire a thriving business in a prime location. Interested parties are encouraged to get in touch to arrange a viewing and discuss the business further. Viewings are **STRICTLY VIA APPOINTMENT** with the agent.

For more information or to schedule a viewing, please contact:

Paul & Sons Estate Agents, Hall Green: **0121 778 6969 / sunny@paulandsons.co.uk**

Agency Disclaimer:

These particulars are for guidance only and do not constitute a contract or part of a contract. Prospective buyers are advised to conduct their own investigations and verify measurements. Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the () Freehold or the (*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor. (*) Whichever is applicable.*