



## Soho Road , Birmingham B21 9LX

- Business Premium: £150,000
- Annual Rent: £15,000
- Full lease terms available upon request
- Situated in the heart of one of Birmingham's most vibrant and high-footfall
- A large, well-proportioned retail area (over 1,000 sq. ft.)
- Equipped with two separate kitchens and a dedicated food preparation room

**£15,000**



Local Authority

Council Tax Band

EPC Rating

Lease for Sale

Suraj Sweet Centre

Soho Road, Birmingham, B21

An excellent opportunity to acquire a well-established premises arranged over three floors, prominently located on the busy Soho Road. The property offers substantial commercial trading space with generous residential accommodation above, making it ideal for owner-operators.

Lease Details

- Business Premium: £150,000
- Annual Rent: £15,000
- Full lease terms available upon request

Ground Floor (Commercial Premises)

Retail Area: 31'7" x 32'

(9.63m x 9.75m)

A spacious and well-proportioned main trading area with excellent frontage and customer capacity, suitable for high-volume retail or food service operations.

Preparation Room: 18'5" x 10'

(5.61m x 3.05m)

Dedicated food preparation space positioned conveniently behind the retail area for efficient workflow.

Main Kitchen: 15'7" x 21'7"

(4.75m x 6.58m)

Large commercial kitchen area offering ample space for cooking equipment and staff movement.

Additional Kitchen Area: 10' x 25'

(3.05m x 7.62m)

Extended kitchen/workspace providing further preparation or production capacity, ideal for high-output operations.

Cold Room: 20' x 11'4"

(6.10m x 3.45m)

Substantial walk-in cold storage facility, suitable for bulk ingredient and stock preservation.

Office: 5'2" x 8'4"

(1.57m x 2.54m)

Private office space for administration, accounts, and management.

First Floor (Residential Accommodation)

Kitchen: 9'3" x 10'8"

(2.82m x 3.25m)

Functional residential kitchen serving the upper floor living accommodation.

Bathroom: 7'3" x 6'

(2.21m x 1.83m)

Family bathroom fitted to serve the residential floors.

Dining Room: 11'9" x 11'7"

(3.58m x 3.53m)

Separate dining area suitable for family use or staff accommodation.

Lounge: 13'6" x 11'7"

(4.11m x 3.53m)

Comfortable reception/living room providing generous relaxation space.

Second Floor (Residential Accommodation)

Bedroom 1: 13'5" x 14'5"

(4.09m x 4.39m)

Large principal bedroom with ample floor space for wardrobes and storage.

Bedroom 2: 9' x 14'5"

(2.74m x 4.39m)

Well-sized double bedroom.

Bedroom 3: 9' x 14'

(2.74m x 4.27m)

Additional bedroom suitable for family use, guests, or staff accommodation.