



**THE CUTTING ROOM**  
UNISEX HAIRDRESSING  
SALON  
Telephone 747-2021

SAFE  
ZONE

**THE CUTTING ROOM** 747 2021

TABLES OF BUSINESS  
MONDAY 9.00-5.30  
TUESDAY 9.00-5.30  
WEDNESDAY 9.00-5.30  
THURSDAY 9.00-5.30  
FRIDAY 9.00-5.30  
SATURDAY 9.00-5.30

BTH Boiler Services Limited  
TELEPHONE AND FAX 0121-748 6721

## £850 Per Month Manor Park Road, Castle Bromwich, Birmingham, B36 0DJ

- Commercial Building
- Castle Bromwich Area
- Available Now
- Communal Garden Area to Rear
- Communal Toilets
- Communal Rear Access Area

## EPC Rating

Current:  
Potential:

## Council tax band

Band =

\*\* SHOP FRONT COMMERCIAL  
BUILDING \*\* AVAILABLE NOW \*\* £1000  
PCM \*\* PARKING \*\*

5 Year Lease at £1000 pcm.  
Parking to the fore court  
For further enquiries please call Prime  
Estates 0121 748 7272

### Area One

23'10 x 15'6 (7.26m x 4.72m)

Double glazed French doors opening  
inwards to area one from the parking  
area. Shop facing windows to the front  
and side, internal windows into area  
two alongside the opening also into  
area two.

### Area Two

15'7" x 8'2" (4.75m x 2.49m)

Shop front window to the side, tiling to  
the floor area and door to the rear  
into:-

### Kitchen

8'5" x 8'2" (2.57m x 2.49m)

Wall mounted and floor standing base  
units to one wall with a work surface  
over incorporating a stainless steel  
effect sink and drainer unit. Plumbing  
for a washing machine, tiling to the  
floor area, double glazed windows to

the rear either side of a double glazed  
door allowing access to the communal  
rear garden area.

### Communal Areas

#### Rear Garden

Partly covered paved rear garden area,  
allowing access to the further open  
rear garden area, shared WC's and  
shared rear access driveway

#### Communal Driveway

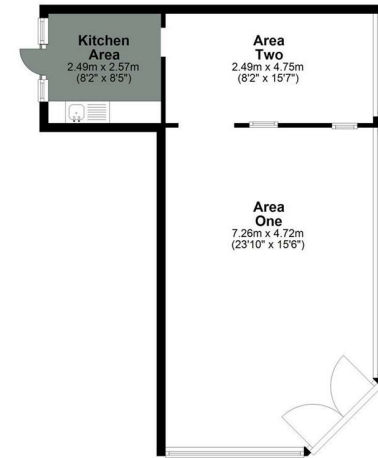
There is a communal rear access  
driveway accessed via Whateley  
Crescent entrance area, or the  
pedestrian only access gate from the  
rear garden area

#### Communal WC's

Accessed via the garden area, two  
separate WC's with a shared wash  
hand basin in the entrance hallway

**Ground Floor**

Approx. 52.0 sq. metres (559.7 sq. feet)



Total area: approx. 52.0 sq. metres (559.7 sq. feet)

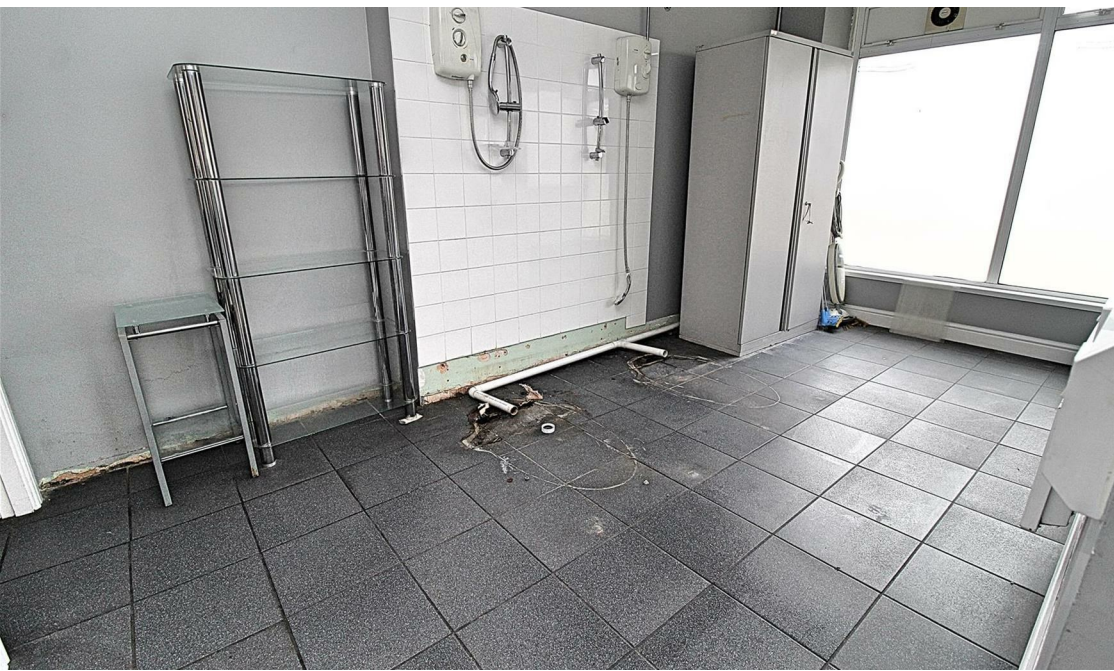
This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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