

# SHOP TO LET ON SOUGHT AFTER VILLAGE PARADE

61/62 Thornhill Road, Sutton Coldfield, B74 3EN



## LOCATION

The premises are located in an extremely prominent position on Thornhill Road opposite Sutton Park in the popular and affluent area of Streetly Village in Sutton Coldfield.

The premises are located adjacent to **The Village Beauty Salon** and **La Femme** ladieswear. Other nearby occupiers include; **Co-op**, **Francesco Group**, **Mocha Coffee Lounge** and **Streetly Spa**.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>50m<sup>2</sup></b>	<b>543 sq ft</b>
<b>Lower Ground Floor:</b>	<b>86m<sup>2</sup></b>	<b>925 sq ft</b>

## TENURE

The property is available by way of a new internal repairing lease upon terms to be agreed. The lease will not have the protection of the Security of Tenure provisions of the Landlord & Tenant Act 1954 and will be outside the Act.

\*The tenant (Geeves Dry Cleaners) will remain in occupation whilst the property is being marketed.

## EPC

Energy Performance Asset Rating of the premises currently falls within category E (118).

A copy of the Energy Performance Certificate can be made available upon request.

## SERVICE CHARGE

There is an annual service charge of £208.35.

## VAT

The property has not been elected for VAT.

## RENT

**£20,000** per annum exclusive of rates, service charge.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>RATEABLE VALUE</b> <b>(2017 Assessment)</b>	<b>£15,750</b>
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We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## SERVICES

Mains electricity, water and drainage are connected to the property.

N.B None of the services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the Sole Retained Agents who will need to liaise with the tenant to arrange access.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

Details correct at the time of print May 2018

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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58 Thornhill Road, Sutton Coldfield,  
West Midlands, B74 3EN



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