

# SHOP TO LET

**\*\* SUBJECT TO VACANT POSSESSION \*\***

352-354 Birmingham Road  
Sutton Coldfield, B72 1YH



## LOCATION

The premises are located within the well-established The Lane Shopping Centre approximately 5 miles north east of Birmingham city centre and 3 miles south of Sutton Coldfield. Nearby occupiers include **Card Factory**, **Sainsbury's Local** and **Costa Coffee**.

## DESCRIPTION

The premises comprise ground floor sales area with a full height glazed shop frontage with automatic doors. There is ancillary/staff accommodation at first floor. The premises also benefit from a wide pavement area to the front.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor Net Sales Area:</b>	<b>233.64m<sup>2</sup></b>	<b>2,515 sq ft</b>
<b>First Floor Net Sales Area:</b>	<b>253.25m<sup>2</sup></b>	<b>2,726 sq ft</b>

## TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (65).

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

## SERVICE CHARGE

There is an annual service charge of £13,506 + vat.

## RENT

**£45,000** per annum exclusive of rates, service charge and VAT

## 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>£38,500</b>
<b>(2017 Assessment)</b>	

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents

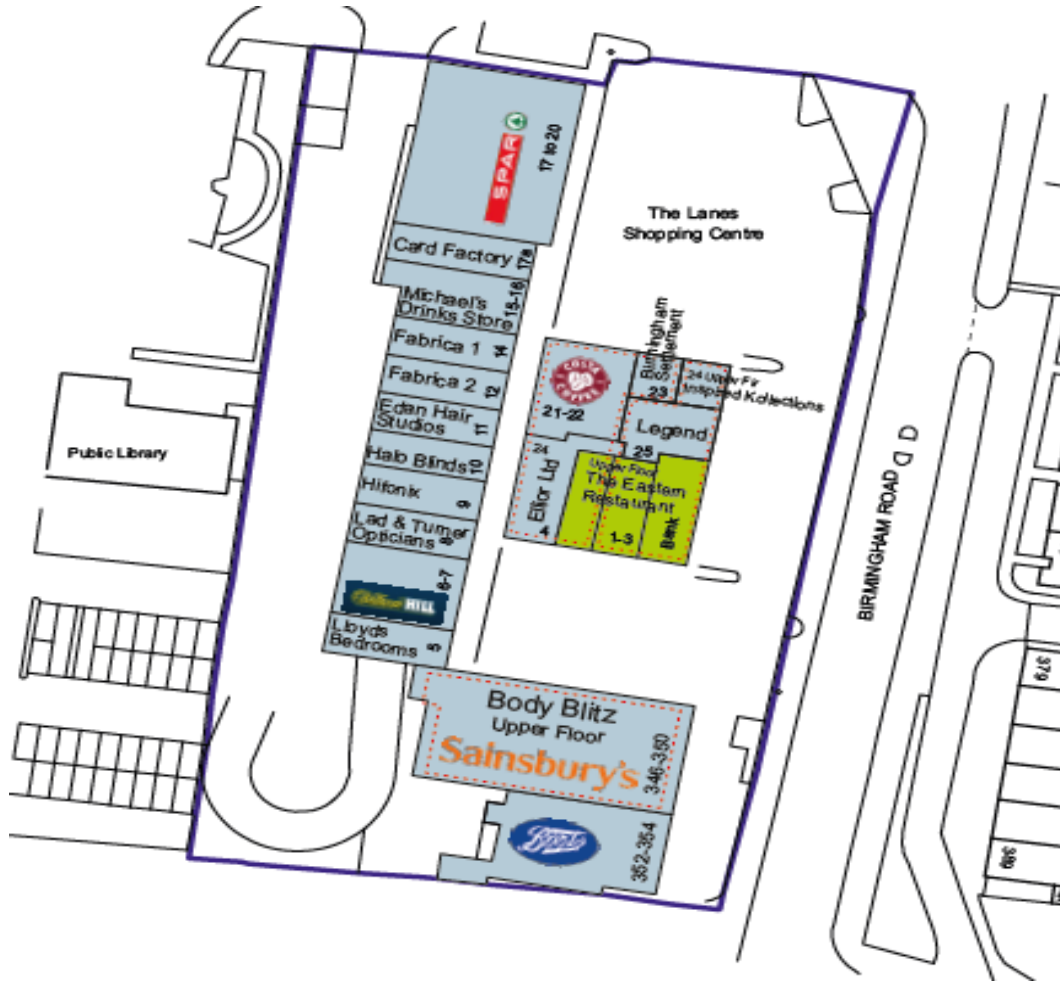
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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