

# RETAIL UNIT TO LET

**\*\* FREE CUSTOMER PARKING \*\***

4 The Lanes Shopping Centre,  
Wylde Green, Sutton Coldfield, B72 1YG



## 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. The unit is immediate adjacent to **Costa Coffee**, with other nearby occupiers include **Boots, Sainsbury's Local, William Hill, Edan Hairdressing** and **Michael's Drinks Store**.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Net Sales Area: 83m<sup>2</sup> 892 sq ft**

## TENURE

The property is available on the basis of a new fully repairing and insuring lease for a term of years to be agreed.

## EPC

Energy Performance Asset Rating of the premises currently falls within category D (82).

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

## SERVICE CHARGE

There is an annual service charge of £2,417.32 + vat.

## RENT

Guide rent **£18,000** 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:-

**RATEABLE VALUE (2017 Assessment) £10,750**

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.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

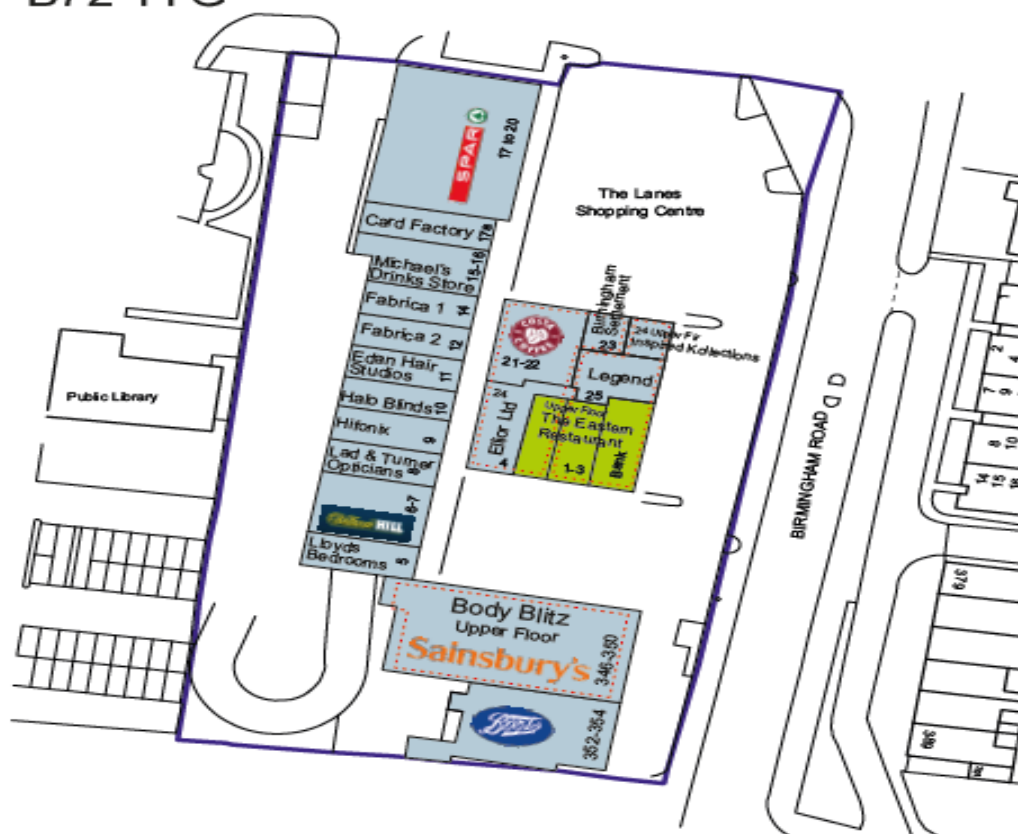
[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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