

# TO BE REFURBISHED

# RETAIL PREMISES TO LET

14b/c Birmingham Road, Sutton Coldfield,  
West Midlands, B72 1QG



## LOCATION

The premises are located on the busy A5127 Birmingham Road, which is the main arterial route into Sutton Coldfield town centre approximately 6 miles north of Birmingham city centre.

Birmingham Road is the focal point for food and beverage operators in Sutton Coldfield with an abundance of popular venues including; **Pizza By Goli, Bodega Cantina, Brewhouse & Kitchen, Quinto Lounge, Pizza Express, Nandos, Slug & Lettuce, ASK and Craft Inn.**

Other nearby occupiers include; **Tesco Express, Lloyds Bank and Aldi.**

## ACCOMODATION

The property is comprised of the following approximate floor areas:

<b>Ground Floor</b>		
<b>+ Upper Ground Floor Sales:</b>	<b>150.50m<sup>2</sup></b>	<b>1,620 sq ft</b>
<b>First Floor Sales:</b>	<b>137.40m<sup>2</sup></b>	<b>1,479 sq ft</b>
<b>First Floor Staff/Offices:</b>	<b>27.59m<sup>2</sup></b>	<b>297 sq ft</b>

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term of 5 years. All leases will be contracted outside of the Landlord & Tenant Act 1954 (Part II).

## RENT

£35,000 pax

## EPC

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

## PLANNING

The premises have an existing A2 (financial & professional services) planning consent, but are considered suitable for a variety of uses subject to obtaining the necessary planning consent.

## VAT

The property has been elected for VAT.

## RATEABLE VALUE

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

Rateable Value                      £25,000

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

## SERVICES

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.

## 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 Sole Retained Agents.

Scott Robertson

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## SUBJECT TO CONTRACT

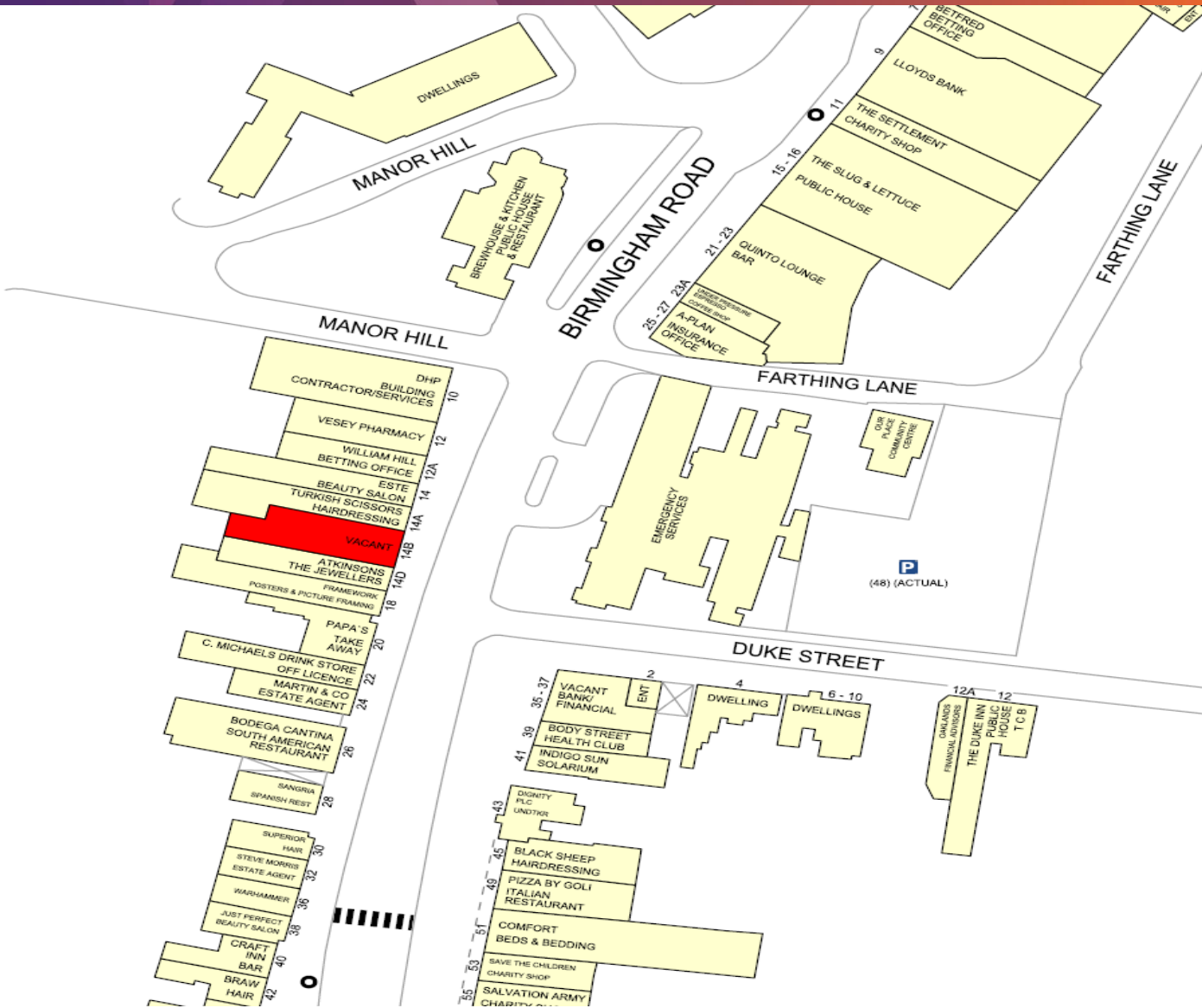
Details correct at the time of print September 2019.

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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**\*A2 CONSENT\***

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For more information, please contact:

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