

# TO BE REFURBISHED

# RETAIL PREMISES TO LET

14d 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 Sales:</b>	<b>53.88m<sup>2</sup></b>	<b>580 sq ft</b>
<b>First Floor Kitchen/Office:</b>	<b>22.95m<sup>2</sup></b>	<b>247 sq ft</b>
<b>Second Floor Store:</b>	<b>16.82m<sup>2</sup></b>	<b>181 sq ft</b>

\*The above areas are based on the floor areas listed on the Valuation Office Agency website.

## 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

£22,000 pax

## EPC

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

## PLANNING

The premises have an existing A (retail) 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	£17,000
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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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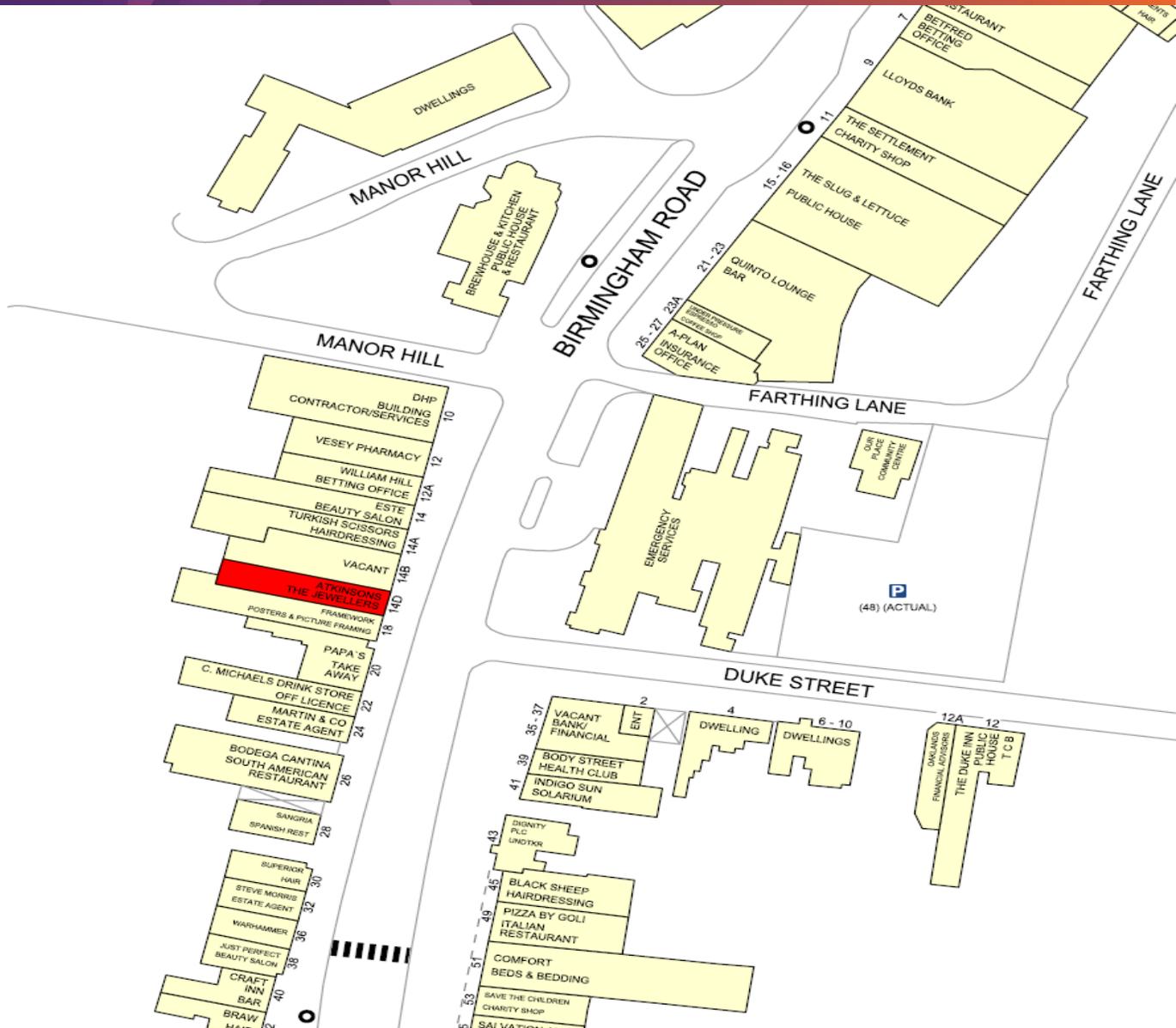
## SUBJECT TO CONTRACT

Details correct at the time of print September 2019.



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For more information, please contact:

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