

# RETAIL SHOWROOM TO LET

\*SUITABLE FOR CLASS E USE\*

46-48 Mere Green Road  
Mere Green, Sutton Coldfield,  
B75 5BT



## LOCATION

Mere Green is one of the most affluent suburbs in the West Midlands located approximately 2 miles north of Sutton Coldfield and 10 miles to the north east of Birmingham. The premises are located immediately adjacent to entrance to the **Sainsbury's** supermarket and the Mulberry Walk development where occupiers include; **M&S**, **Prezzo** and **Bistrot Pierre**.

**Lidl** have purchased the site directly opposite and the store is due to open in June 21'.

## DESCRIPTION

The unit is arranged over ground floor only with staff / storage accommodation situated to the rear, which is separated by a block wall which could be opened up / removed if necessary. The premises also benefit from a full height window display shop front on to the main road and a wide pavement area.

There is a service yard situated to the rear of the property, which the tenant will have the right to use for purpose of deliveries and servicing. The tenant will also be demised 2 parking spaces.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Internal Width:</b>	<b>8.51m</b>	<b>27'11"</b>
<b>Shop Depth:</b>	<b>19.03m</b>	<b>62'6"</b>
<b>Net Internal Areas:</b>	<b>142.88m<sup>2</sup></b>	<b>1,538 sq ft</b>

There is a staff W.C. situated to the rear of the premises.

## Tenure

The unit is available by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

## EPC

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

## SERVICE CHARGE

A service charge will be payable. Further information available upon request.

## RENT

**£35,000** 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:-

Part Ground Floor Front & Rear	-	<b>£9,700</b>
Part Ground Floor Front & Rear	-	<b>£11,000</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.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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**\*\* Subject to vacant possession \*\***

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