

TO LET RETAIL/LEISURE SPACE

326-332 Lichfield Road
Mere Green
B74 2UW



LOCATION

Mere Green is an affluent commercial centre with strong transport and communication links located approximately 10 miles north-east of Birmingham city centre.

The property occupies an extremely prominent position on the central A5127 Five Ways island in the heart of Mere Green, opposite the Mulberry Walk development. Nearby retailers include; **M&S, Cook, Sofa's & Stuff, Majestic Wine, Sainsbury's** and **Lidl**. Mere Green is home to multiple local and national restaurants including but not limited to; **Bistrot Pierre, Cock 'n' Bull, Giggling Squid, Romantica, Prezzo, Renato Lounge** and **Ale Hub**.

ACCOMODATION

The property comprises three separate units which comprise the following approximate ground floor areas:-

326 Lichfield Road:	1,059 sq ft	(98.38m ₂)
328 Lichfield Road:		
Ground Floor:	1,374 sq ft	(127.64m ₂)
Basement:	332 sq ft	(30.8m ²)
330/332 Lichfield Road:	1,083 sq ft	(100.61m ₂)

There is scope to combine space to create larger units. Further information available upon request.

330/332 Lichfield Road benefits from the external area to the side of the property and there is a large surface car park situated to the front of the property.

RENT

326 Lichfield Road	£32,500
328 Lichfield Road	£37,500
330/332 Lichfield Road	£35,000

TENURE

The premises are available by way of a new full repairing and insuring leases for a term of years to be agreed, subject to appropriate rent reviews.

VAT

The property has been elected for VAT.

PLANNING

The premises are suitable for a variety of uses subject to securing the relevant consent.

RATEABLE VALUE

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

326 Lichfield Road	£15,750
328 Lichfield Road	£25,000
330/332 Lichfield Road	£20,000

EPC

Copies of the Energy Performance Certificates can be made available upon request.

SERVICES

Mains electricity, water and drainage are connected to the property. 328 Lichfield Road also benefits from a commercial gas supply.

N.B 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.

VIEWINGS

Strictly by appointment with the Joint Agents.

SUBJECT TO CONTRACT

Details correct at the time of print January 2022.


CREATIVE RETAIL
PROPERTY CONSULTANTS

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