

# TO LET (Subject to vacant possession)

55 Birmingham Road,  
The Royal Town of Sutton Coldfield,  
B72 1QF



## 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**, and **Craft Inn**.

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

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor:</b>	106.1 sq. m	1,142 sq. ft
<b>Basement:</b>	28.3 sq. m	305 sq. ft.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

51-75

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72 | c

## RENT

**£27,500** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

A service Charge is levied by the Landlord in respect of communal repair and maintenance. 2022 charge available on request.

## RATEABLE VALUE

Rateable Value - **£22,250**

This information is for guidance purposes only.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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

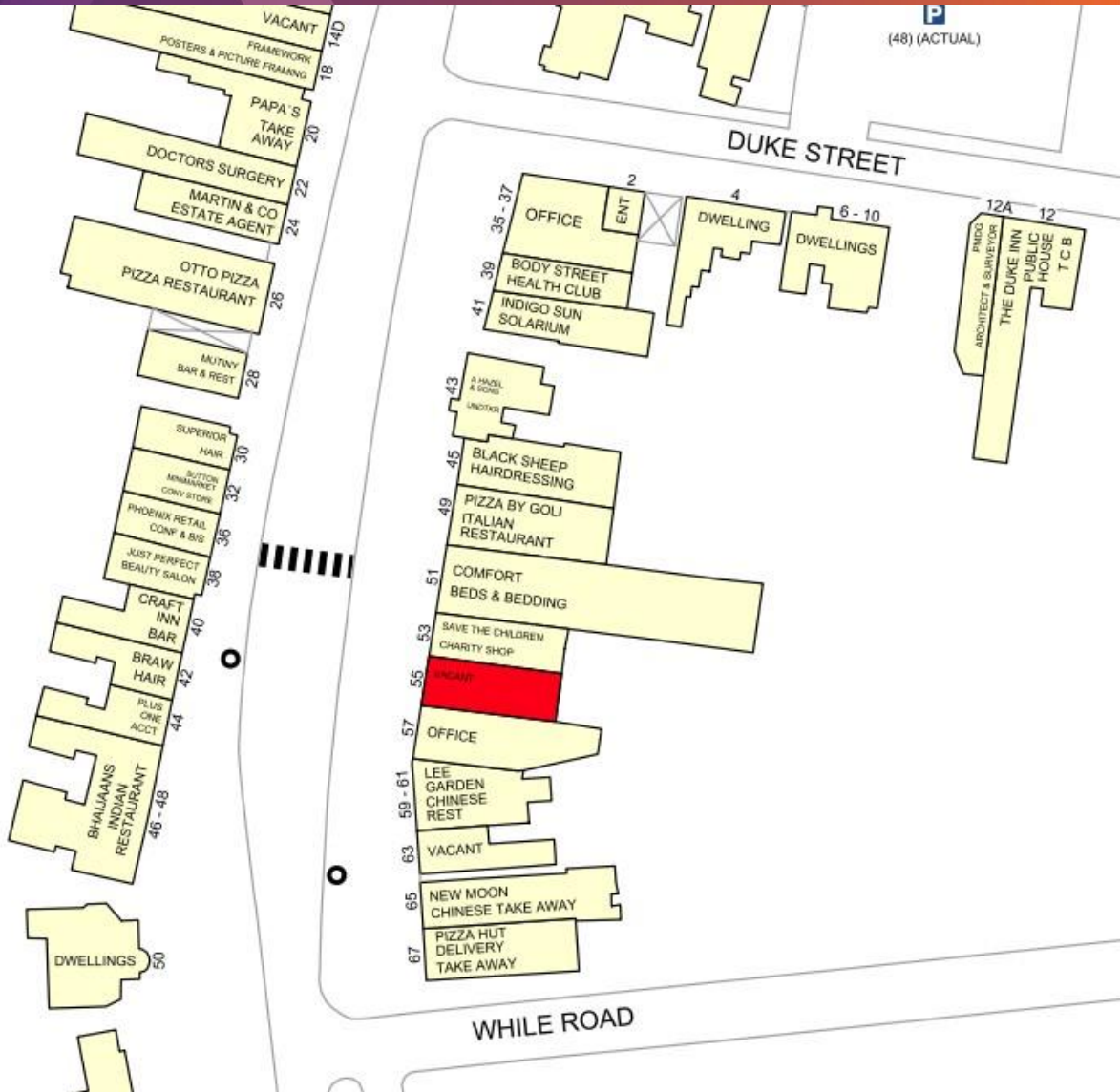
Strictly by appointment with the Sole Retained Agents.

**SUBJECT TO CONTRACT & VACANT POSSESSION**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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