

TO BE REFURBISHED

RETAIL PREMISES TO LET

A2 CONSENT

12a 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:

Ground Floor Sales:	46.92m²	505 sq ft
Ground Floor Staff/Ancillary:	13.09m²	141 sq ft

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

£17,500 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	£13,250
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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

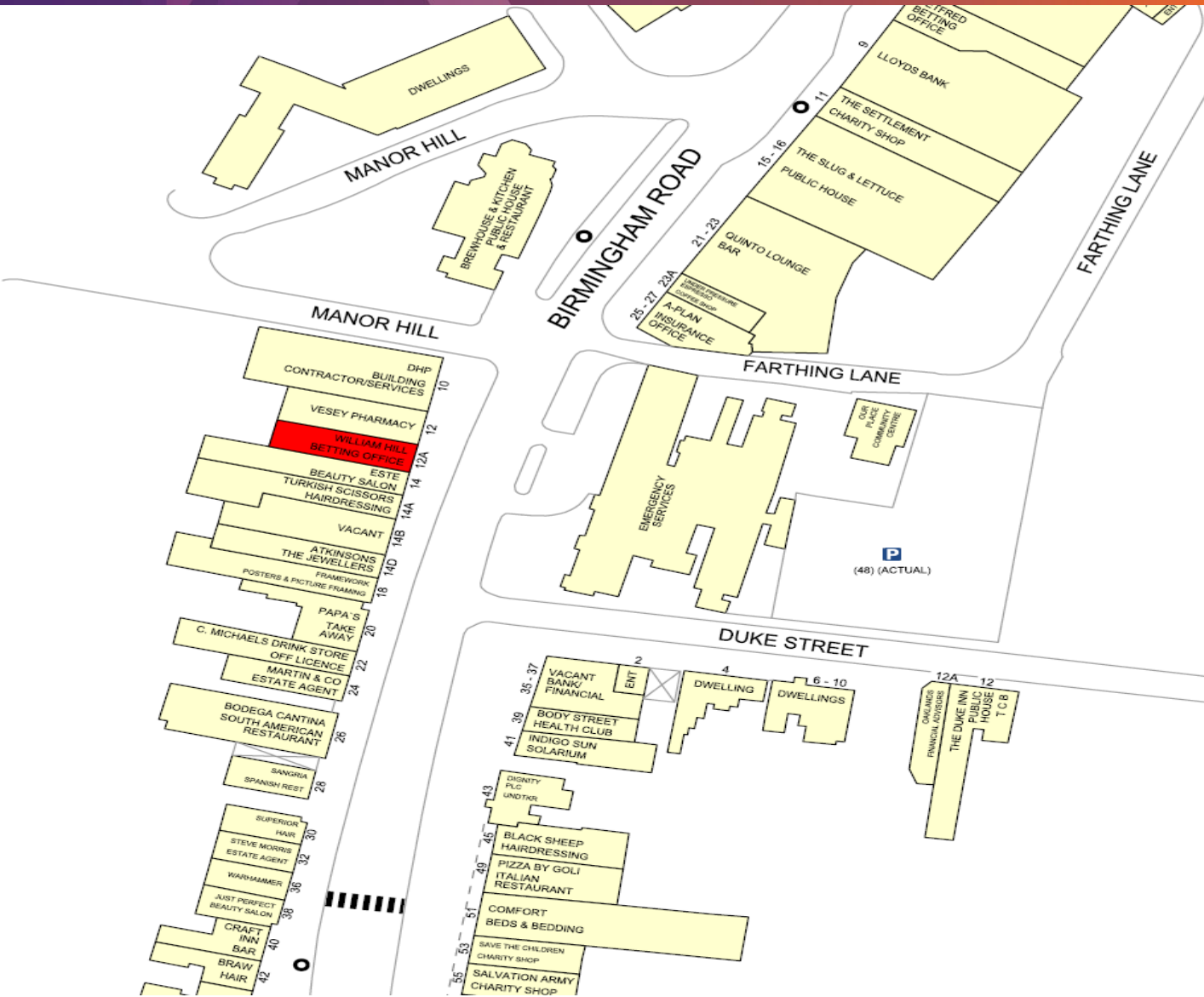
Details correct at the time of print September 2019.


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

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