

TO LET

1 Gate Lane, Boldmere,
Sutton Coldfield, B73 5TR



- **Newly constructed unit**
- **Ideal for Showroom/Restaurant/Offices**
- **Affluent location**
- **Incentives available.**
- **Car park opposite.**
- **Total GIA 2,177 sq. ft**

LOCATION

The property is situated in the affluent Boldmere district of Sutton Coldfield, fronts onto Gate lane and lies close to the junction with Boldmere Road. Boldmere is an established local shopping centre where numerous local and national operators are represented including **Tesco Express, Boots** and **Costa Coffee**.

DESCRIPTION

The premises comprise of a new commercial unit that is in shell condition and comprises of a main trading area and rear store/staff room.

ACCOMODATION

The premises comprise of the following approximate dimensions:

Main Retail/Office -

Shop Frontage	8.13m	26ft 8in
Max Width	10.81m	35ft 6in
Depth	14.90m	48ft 10in
Area	153.41 sq. m	1,651 sq. ft

Staff/Storeroom - 43.32 sq. m 466 sq. ft

TOTAL GIA - 196.73 sq m 2,117 sq ft

LEASE

The property is available by way of new full repairing and insuring lease upon terms to be agreed.

EPC

A copy of the Energy Performance Certificate will be provided once fitting out works have been completed.

RENT

£30,000 per annum exclusive.

RATEABLE VALUE

The premises have yet to be assessed by Birmingham City Council.

SERVICE CHARGE

The tenant will contribute to an ad hoc service charge.

VAT

The premises are not registered for VAT purposes.

SECURITY

It is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

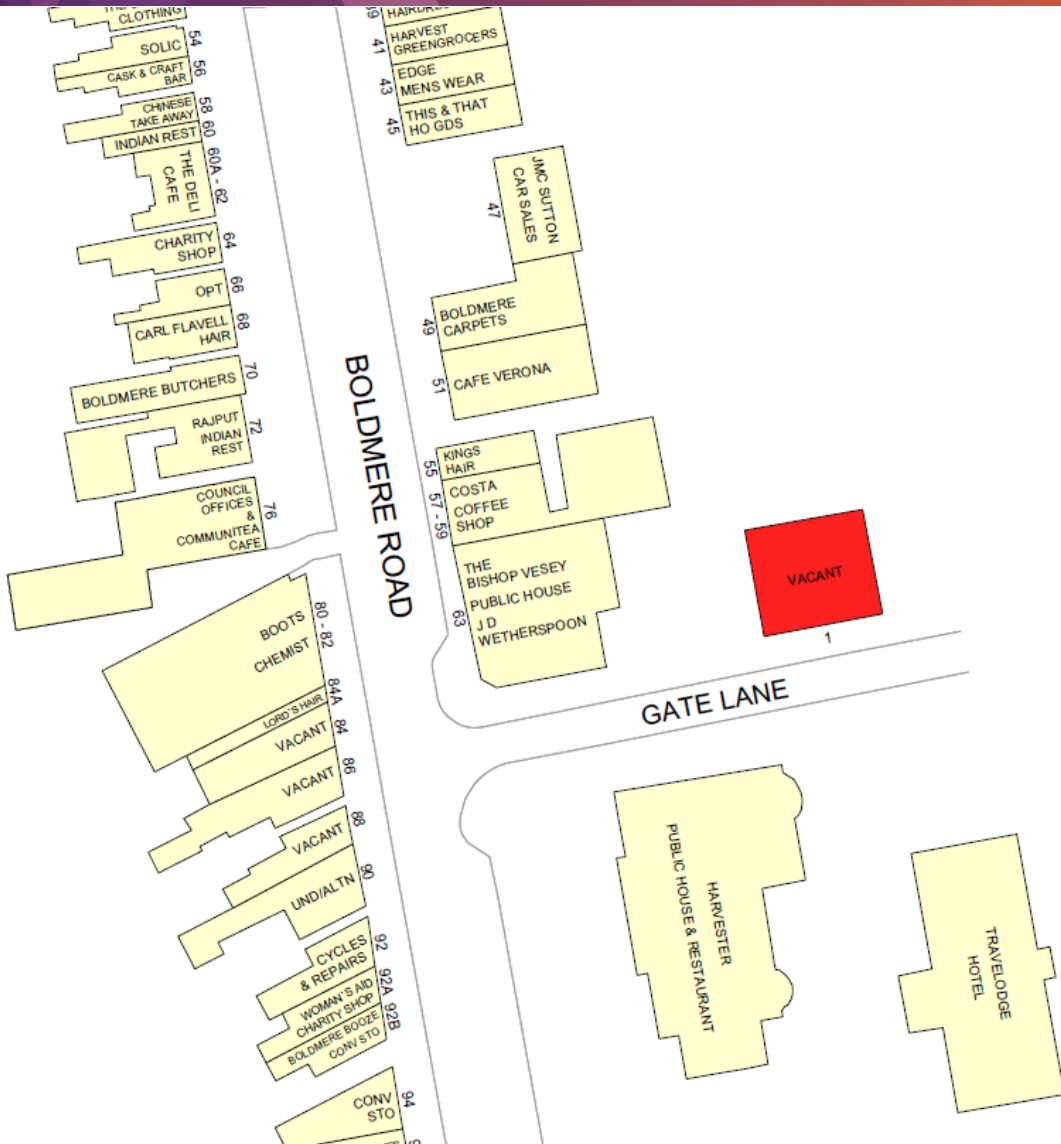
Strictly by appointment with the Sole Retained Agents

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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