



TO LET

Retail unit

1,364 sq.ft

(127 sq.m)

- Located on the A5127 Birmingham Road
- Nearby occupiers include Tesco Express, Lloyds Bank and Aldi
- 6 miles north from Birmingham city centre

Unit 53 Birmingham Road, Sutton Coldfield, B72 1QF

EVOLVE.
part of MCore

**0207
228 6508**

evolveestates.com

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,142	106
Basement	222	21
TOTAL	1,364	127

Description

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.

Rent

£26,500 per annum exclusive.

Rates

Rateable value of £19,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.



Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL

PROPERTY CONSULTANTS

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