

# TO LET

115 Sutton New Road,  
Erdington, Birmingham  
B23 6RP



## LOCATION

Erdington is a suburb of Birmingham, being located approximately 5 miles north east of Birmingham City Centre. The premises front directly onto Sutton New Road.

## DESCRIPTION

The property comprises a large retail unit which is currently separated into a number of market stalls. The partitions can be removed to create an open place space.

Deliveries and servicing is via the rear service corridor accessed off of New Street.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor Area:** 6,948 sq ft 647 m<sup>2</sup>  
**First Floor – W.C's only**

## 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

The Energy Performance Asset Rating of the premises currently falls within category D (84).

A copy of the Energy Performance Certificate can be made available upon request.

## RENT

**£45,000** per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

There are at present multiple business rate assessments for the smaller market stalls so the unit will need to be reassessed if occupied by a single occupant.

## SERVICE CHARGE

The service charge is currently running at **£1,250 + VAT** per quarter on account subject to annual reconciliation. Further information available upon request.

## INSURANCE

The building insurance contribution is approximately **£5,000 p.a. + VAT**

## 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 Joint Retained Agents.

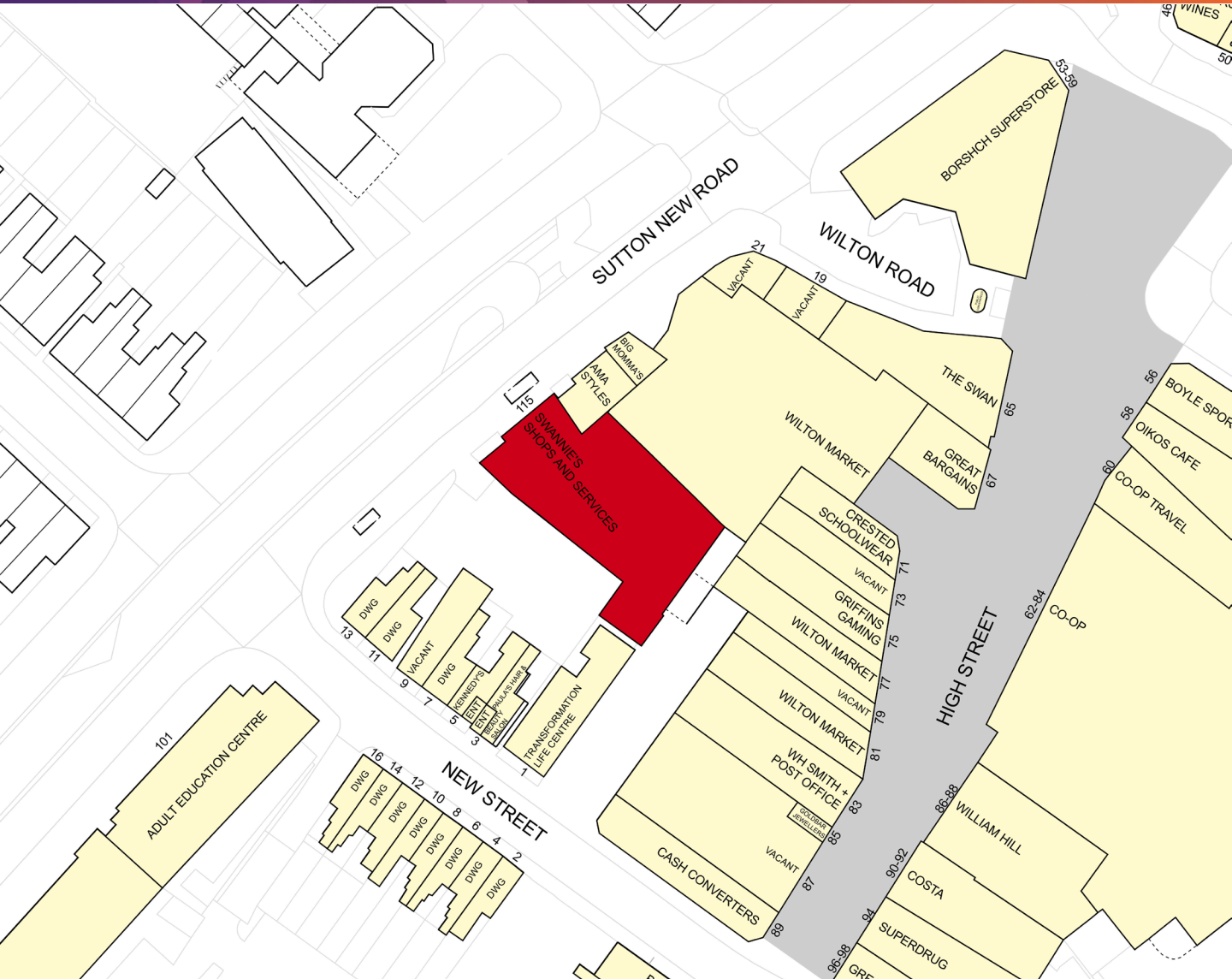
## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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