

# TO LET

8 Hill Village Road  
Mere Green, Sutton Coldfield  
B75 5BA



- **FORMER RESTAURANT / TAKE-AWAY**
- **BUSY LOCAL SHOPPING CENTRE**
- **CLOSE TO SAINSBURYS, WAITROSE AND M&S**

## LOCATION

The premises are situated within the affluent Mere Green district of Sutton Coldfield and form part of the busy local shopping centre where the 60,000 sq ft Mulberry Walk Shopping Centre is located. The unit fronts onto Hill Village Road and lies close to the junction with Lichfield Road.

Numerous independent and national operators are represented in Mere Green including **M&S, Waitrose, Sainsburys** and **Boots**.

## DESCRIPTION

The property comprises a lock-up retail unit that was previously used as a restaurant. Appropriate storage, staff and preparation space is located to the rear. Above is a self-contained 3-bedroom apartment with living/dining room, bathroom and kitchen that is **available by separate negotiation**.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Shop Frontage:</b>	6.91m	22'8"
<b>Retail Area:</b>	70.08 sq. m	754 sq. ft
<b>Preparation Room:</b>	8.65 sq. m	93 sq. ft
<b>Preparation Room 2:</b>	23.99 sq. m	258 sq. ft
<b>External Store:</b>	23.74 sq. m	256 sq. ft
<b>NET INTERNAL AREA:</b>	126.46 sq. m	1,361 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.

## RENT

**£23,000** per annum exclusive.

## VAT

The property is not registered for VAT purposes.

## EPC

The property has a rating of C (72). A copy of the EPC is available upon request.

## RATEABLE VALUE

**Rateable Value - £12,500**

**Business Rates Payable: £6,237 p.a.**

This information is for guidance purposes only.

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs. The Tenant will contribute £1,000 + VAT towards the Landlords 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

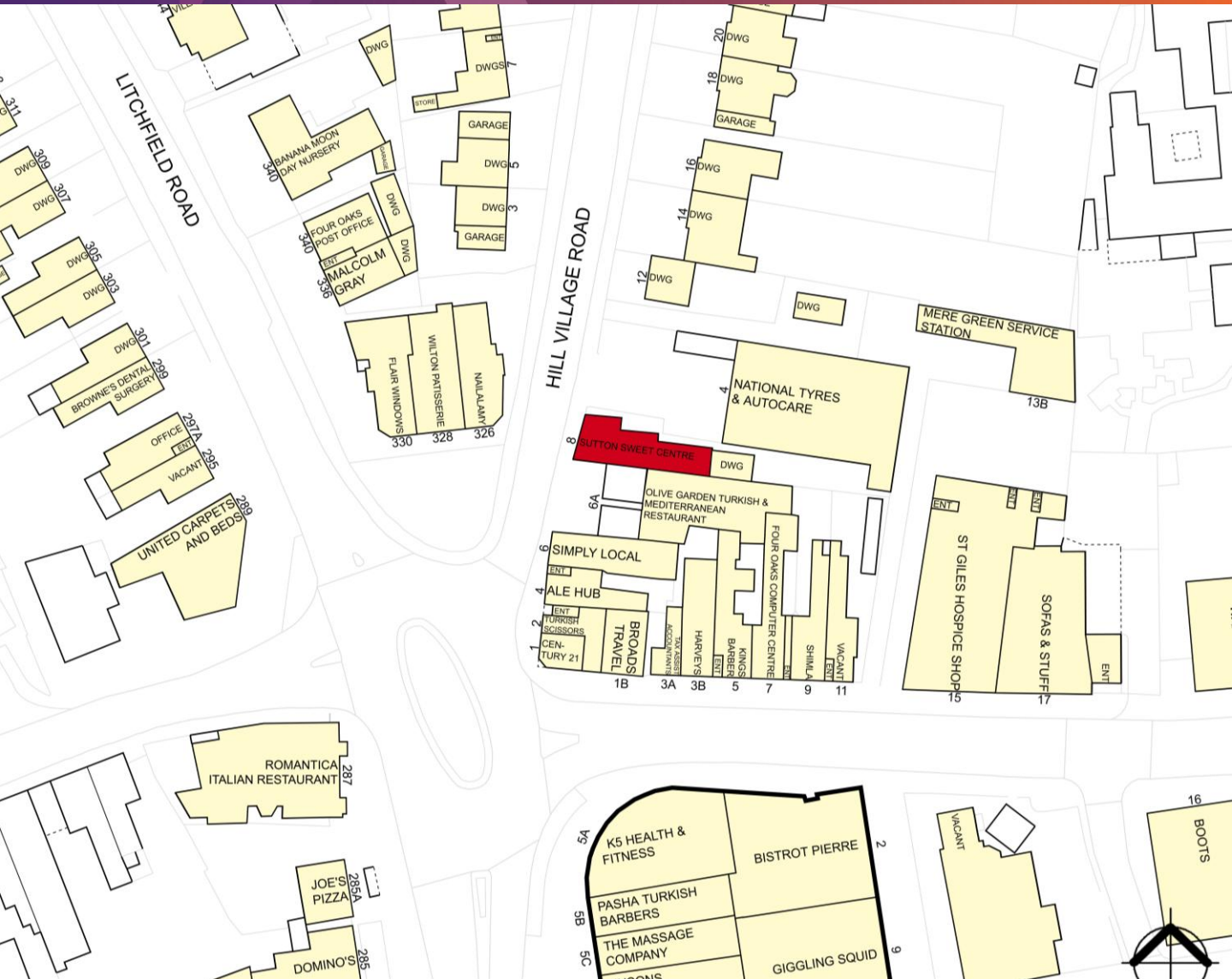
Strictly by appointment with the Sole Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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