



RETAIL INVESTMENT FOR SALE

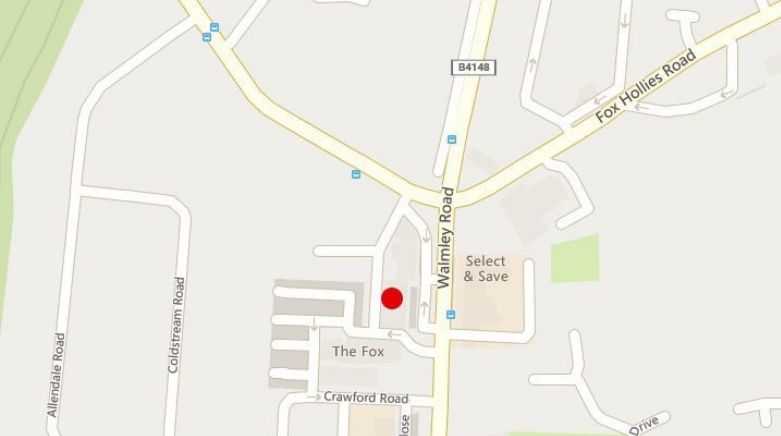
45 Walmley Road, Sutton Coldfield, West Midlands, B76 1NP



700 SqFt (65.03 SqM) | Offers Around £210,000

Key Features

- Rare opportunity
- Affluent and vibrant retail location
- Current income £16,000 per annum exclusive
- 99 yr lease from 25th December 1999
- Let to established funeral directors



LOCATION

The premises are situated in the centre of Walmley Village, close to its junction with Wyld Green Road, within a parade of shops to include **Acres Estate Agent**, **Walmley Drinks**, and **Ré Spa**, and benefitting from off road customer parking behind a service road. Other occupiers within Walmley include the likes of **Co-op**, **Lloyds Pharmacy**, **Post Office** together with a mix of local retailers.

Walmley is a popular suburb on the outskirts of Sutton Coldfield and are well placed for access to the A38, M42, M6 Toll and Birmingham City Centre.

DESCRIPTION

A modern self contained ground floor retail unit let to C. Crawford Funeral Directors. Rear access for loading and unloading is provided via a gated courtyard and approached off Wyld Green Road.

Area	SqFt	SqM
Ground floor retail	700	65.03
Staff WC		
Total Floor Area	700	65.03

TERMS

The property is held on a long leasehold basis for a term of 99 years from 25 December 1999 at a ground rent of £195 pa, which increases to £390 pa from 25 December 2032, and to £780 pa from 25 December 2065.

The property is currently let to Celina Crawford (Funeral Director) on a 10 year lease from 24 March 2025 at a rent of £16,000 pa exclusive, subject to tenant breaks at the 3rd and 7th anniversary of the lease, and rent review at the 5th anniversary.

The lease is available via the data room via our website - [click here](#)

ASKING RENT

Offers Around £210,000

BUSINESS RATES

Current rateable value - £13,750

EPC

Energy Performance Rating C - 57. Certificate available on request.

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



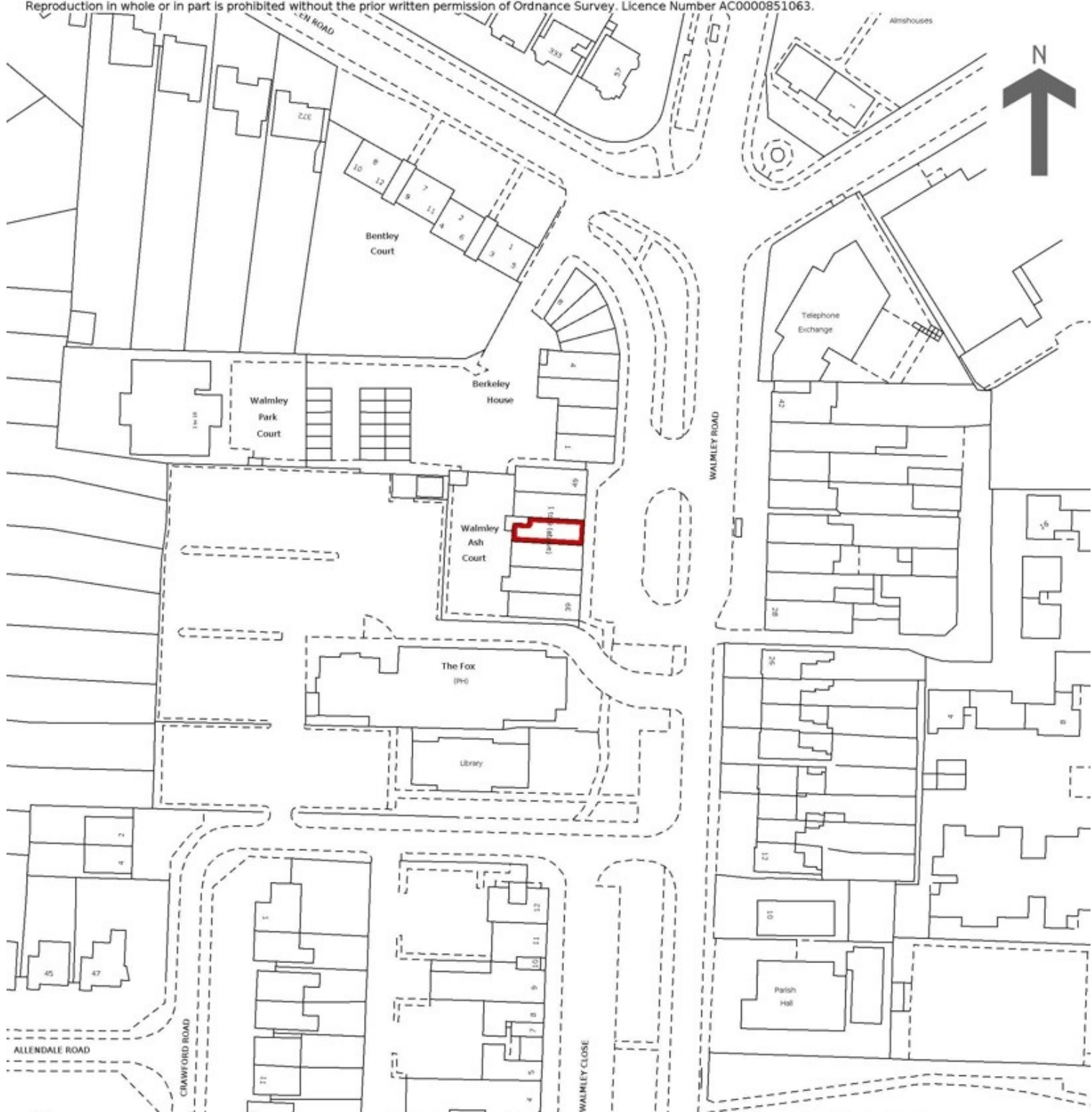
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