

FOR SALE - FREEHOLD RETAIL UNIT

22 Birmingham Road,
Royal Sutton Coldfield. B72 1QG

Rare Town Centre Freehold with uppers.



Location

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, Rudy's, Quinto Lounge, Pizza Express, Nandos, Slug & Lettuce, Heavenly Desserts and Burger&Sauce.

Other nearby occupiers include; Tesco Express, Harvey Normal and Aldi.

Description

The property comprises a ground floor shop with rear access for deliveries.

The upper floor contains ancillary space that could be used as an office or converted to residential, subject to planning.

Address	Sq M	Sq Ft
22 - Ground Floor	109.25	1,176
22 - Upper Floors	47.29	509
Total	156.54	1,685

Price

Offers invited in excess of £325,000, exclusive.

Tenure

The property is available by way of freehold sale the building. We are seeking offers over £325,000, exclusive.

VAT

We understand VAT is applicable to this property.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

22 - D (86) - Expires July 2027.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

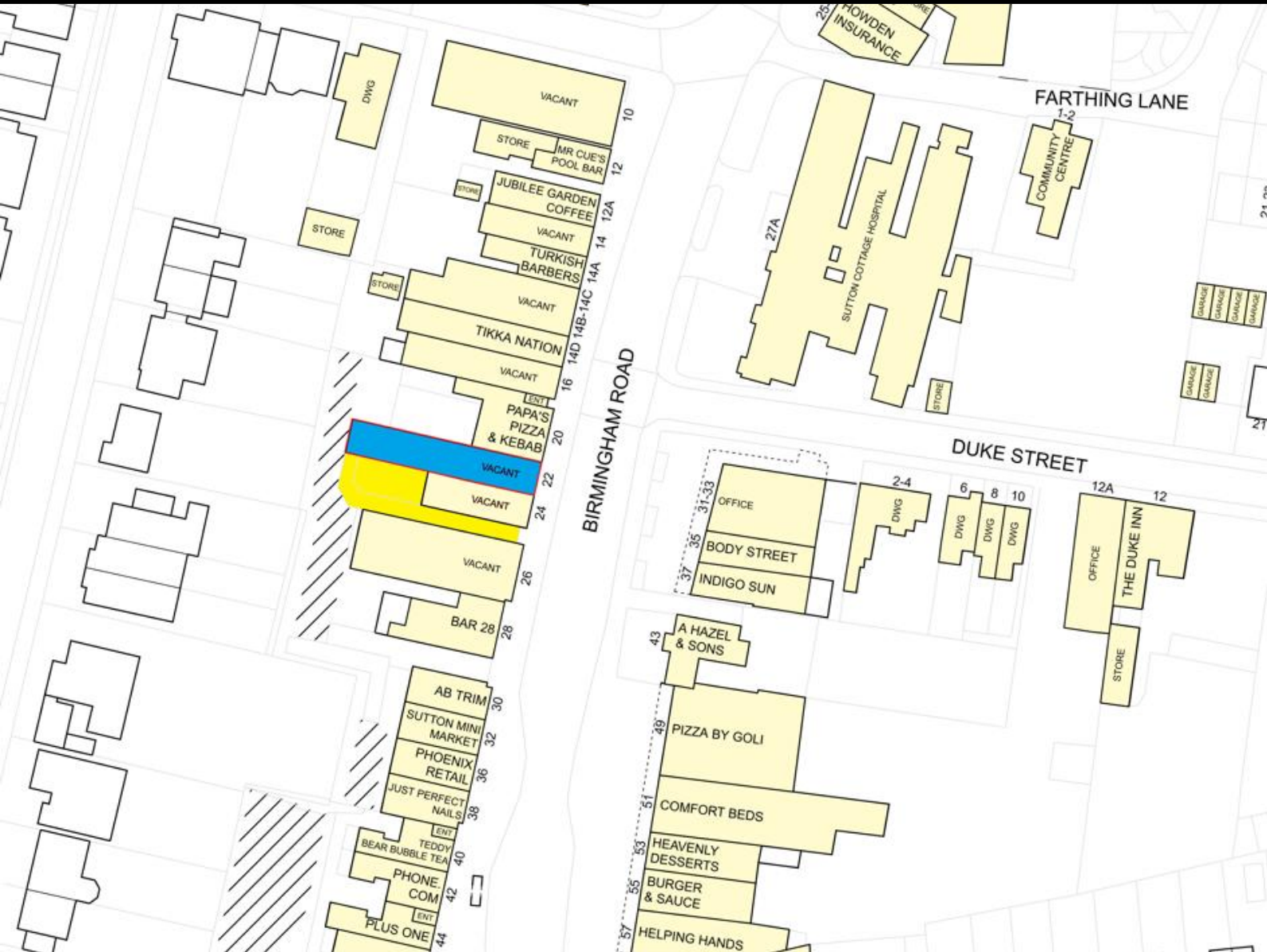
Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail