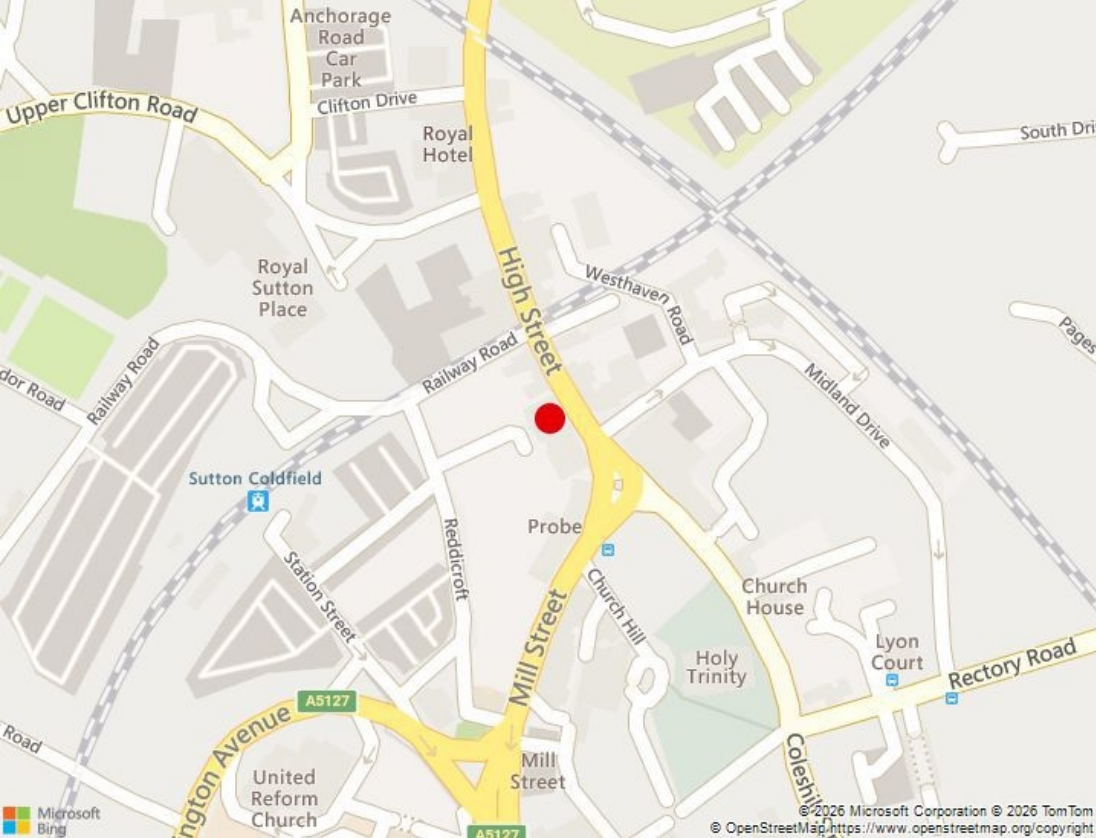


RETAIL UNIT TO LET

7 High Street, Sutton Coldfield, West Midlands, B72 1XH

728 SqFt (67.63 SqM) | £15,500 per annum exclusive





KEY FEATURES

- Prominent main road frontage
- Popular and busy High Street
- Self-contained retail unit
- Walking distance to the train station and the town centre
- Suitable for a variety of retail uses
- Car Parking available

LOCATION

The premises are situated on the busy Sutton Coldfield High Street, immediately adjacent to its junction with Coleshill Street, within the main commercial area of the Town Centre only a short walking distance from the rail station and shopping centre. The High Street also attracts a large number of students from BMet College and Bishop Vesey School.

DESCRIPTION

The character property provides ground floor sales / office to the front with steps to an additional sales / office area overlooking the main sales area with small office / storeroom off and leading through to WC and a large open plan office to the rear with access to a small courtyard and the car park. The property benefits from LED lighting, fully fitted alarm system and intercom access. Parking is available if required - further details on request.

Area	SqFt	SqM
Ground floor Sales / office (lower)	286	26.57
Ground floor Sales / office (upper)	127	11.8
Ancillary store	35	3.25
Rear Office with access to car park	280	26.01
Total Floor Area	728	67.63



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TERMS

The premises are available by way of 5 year lease or multiples thereof on an effectively fully repairing and insuring basis, plus Service Charge.

ASKING RENT

£15,500 per annum exclusive

SERVICE CHARGE

A service charge is payable for external maintenance of the building, common areas, etc currently in the region of £415 per quarter plus building insurance.

Further details upon application.

EPC

An EPC is available upon request

BUSINESS RATES

Rateable Value £9,300. Businesses may benefit from up to 100% small business rates relief.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

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.

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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Mob: 07510 080210
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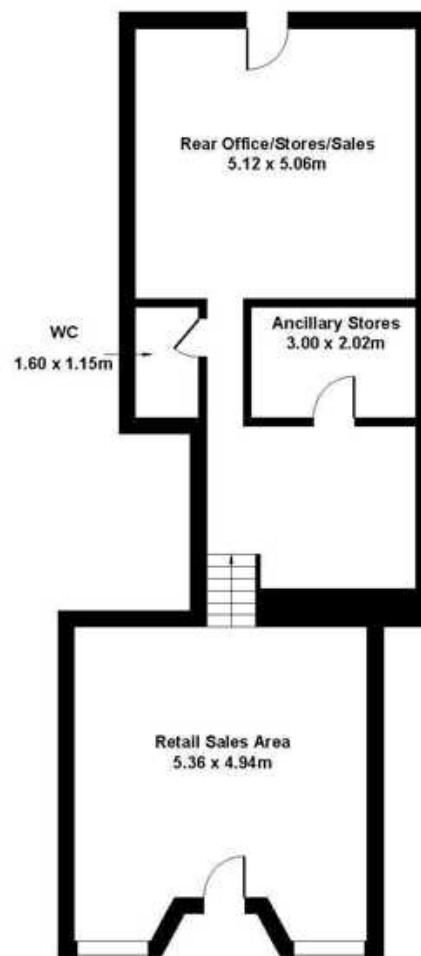
0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

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