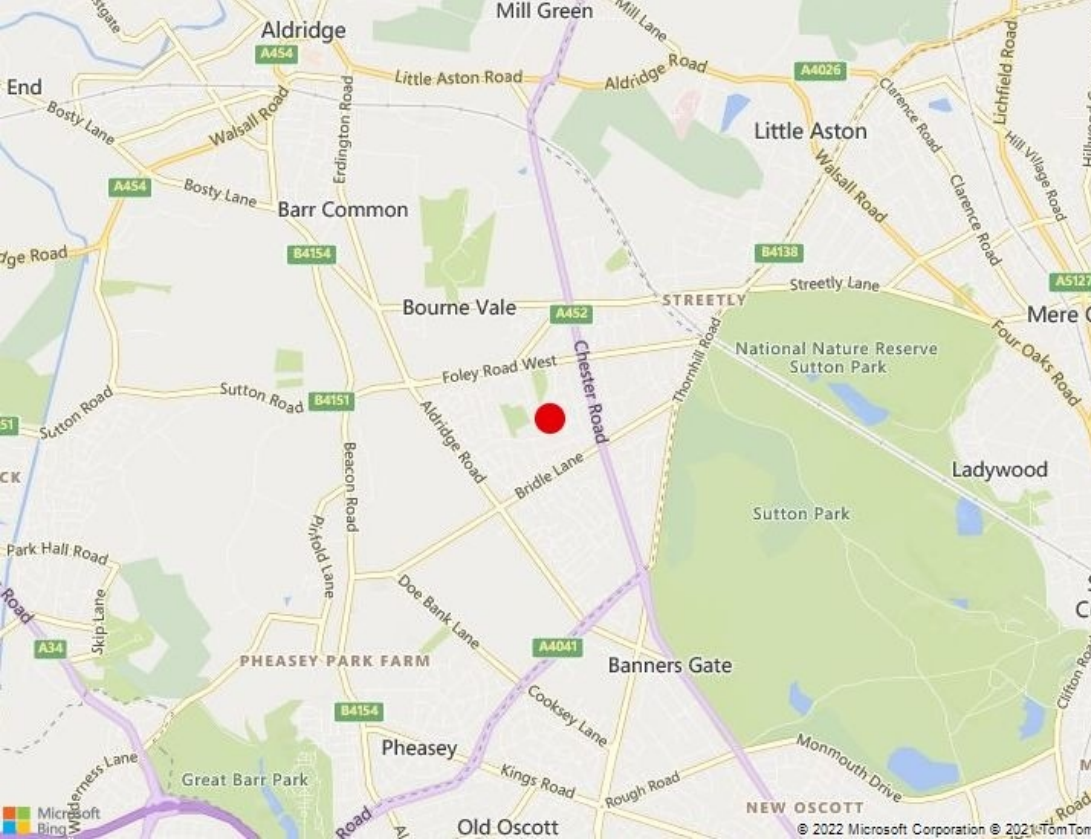


RETAIL UNIT TO LET

73 Blackwood Road, Sutton Coldfield, West Midlands, B74 3PW

731 SqFt (67.91 SqM) | £14,500 per annum exclusive





KEY FEATURES

- Popular and busy neighbourhood parade
- Good mix of local retailers
- Self contained retail unit
- Electric roller shutter
- New Lease

LOCATION

The premises are situated in a neighbourhood parade of retail shops fronting Blackwood Road in a predominantly residential area of Sutton Coldfield.

The premises can be approached via Foley Road East and Bridle Lane, both of which intersect with Chester Road (A452) and Aldridge Road. The parade comprises a mix of retailers to include Streetly Vets, Bridle Lane Post Office and Blackwood Fish Bar and is also within close proximity to St Anne's Catholic Primary School, Blackwood Health Centre and Streetly Community Library.

DESCRIPTION

The premises comprise a ground floor lock up shop most recently used as an hair salon but suitable for a variety of other retail uses. The premises currently provide a main retail sales area leading through to lobby with further treatment room off, separate WC with further area to the rear to include kitchen. The premises benefit from modern shop front and electric roller shutter together with suspended ceiling and recessed lighting.



Area	SqFt	SqM
Ground Floor Sales	457	42.46
Ancillary Storage	274	25.45
Total Floor Area	731	67.91

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LEASE

The premises are available by the way of a new 5 year lease or multiples thereof.

ASKING RENT

£14,500 per annum exclusive

EPC

Assessment awaited.

BUSINESS RATES

Rateable Value £11,250 obtained from the Valuation Office Rating List.

Businesses may benefit from 100% business rates relief in 2022/2023 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) 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

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

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Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

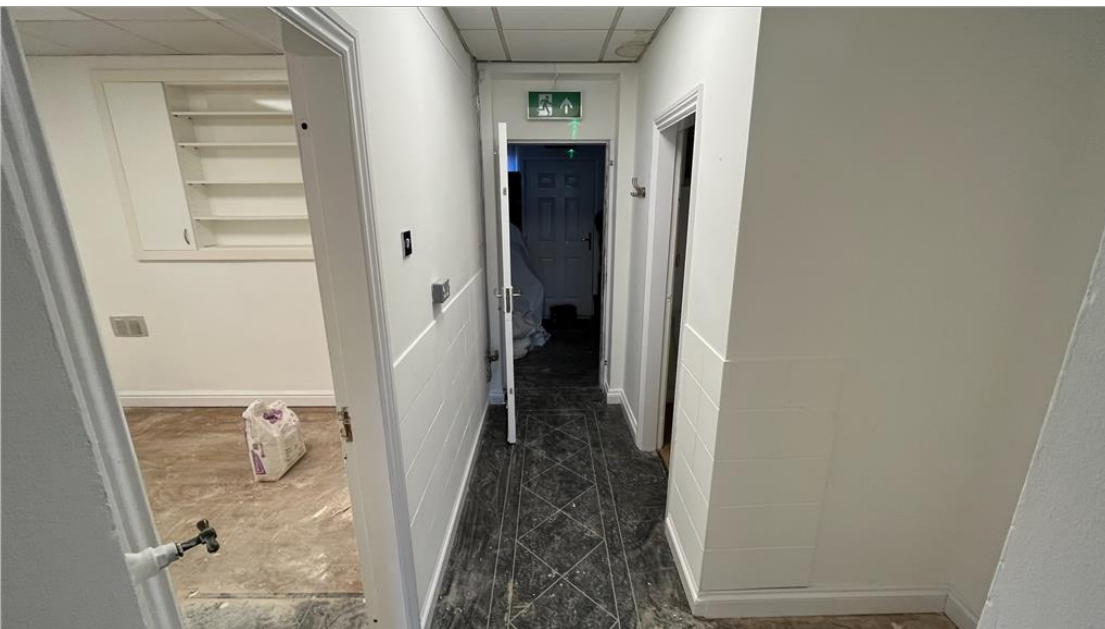


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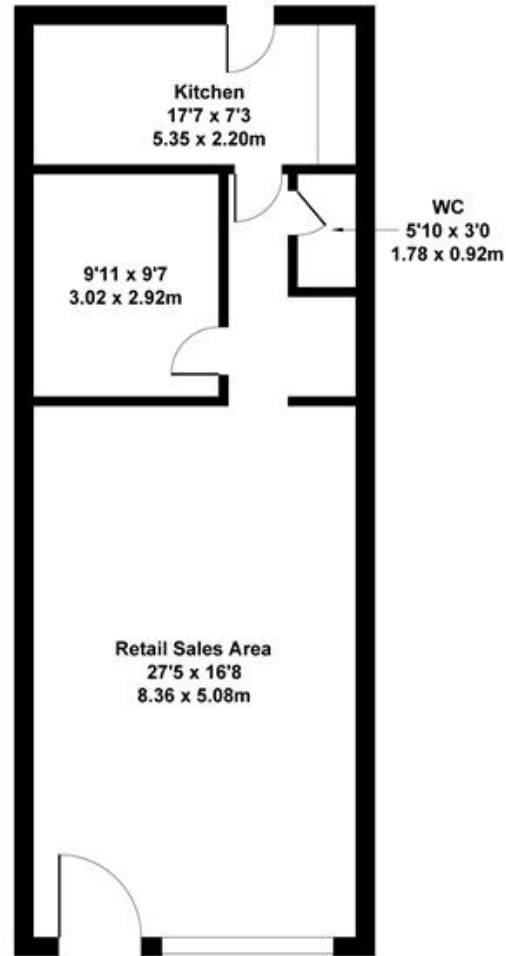


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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

73 Blackwood Road, Sutton Coldfield

Approximate Gross Internal Area
786 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.