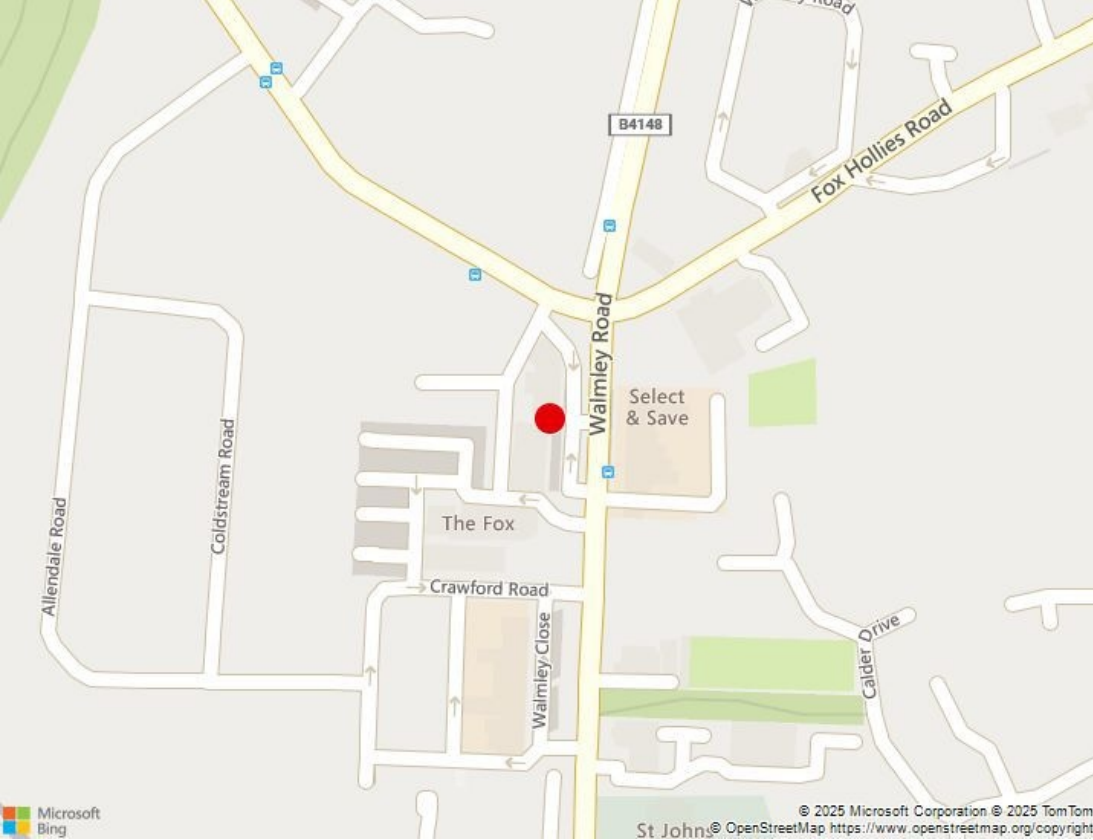


RETAIL UNIT TO LET

1 Berkeley House, Walmley Road, Sutton Coldfield, West Midlands, B76 1NR

653 SqFt (60.66 SqM) | £17,500 per annum exclusive





KEY FEATURES

- Prominently located in the centre of Walmley Village
- Walmley is a popular and vibrant suburb of Sutton Coldfield
- Self-contained retail unit
- New Lease
- One parking space

LOCATION

The property occupies a prominent position within a popular retail parade fronting of Walmley Road, in the heart of Walmley village. The immediate vicinity hosts a wide range of occupiers including William Hill, Acres Estate Agent, JB Carpets and The Fox public house, alongside a variety of established local retailers.

Walmley itself is a thriving and well-regarded suburb situated on the outskirts of Sutton Coldfield, benefitting from strong levels of local footfall and convenient transport links

DESCRIPTION

The property comprises a self contained retail unit, and was previously occupied as a hair salon, but considered suitable for a variety of retail uses. The accommodation provides a glazed shop frontage sales area leading through to kitchen, storage area and separate WC. To the rear, there is access for loading and unloading together with one designated parking space.

Area	SqFt	SqM
Retail sales area	565	52.49
Ancillary, Storage & WC	88	8.18
Total Floor Area	653	60.66



1 Berkeley House, Walmley Road, Sutton Coldfield, West Midlands B76 1NR



TERMS

The property is available by way of a new 5 year lease or multiples thereof on an effectively full repairing and insuring lease.

ASKING RENT

£17,500 per annum exclusive

SERVICE CHARGE

Retail tenants contribute 5% of the total service charge budget for the building towards the costs of management, external and common area maintenance plus building insurance. The service charge contribution to year end - 5th April 2026 - £2,143.

EPC

Energy Performance Rating C-51. Certificate available on request.

BUSINESS RATES

Rateable Value £13,250

Rates Payable £6,611.75

However, businesses may benefit from small business rates relief on this property

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:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



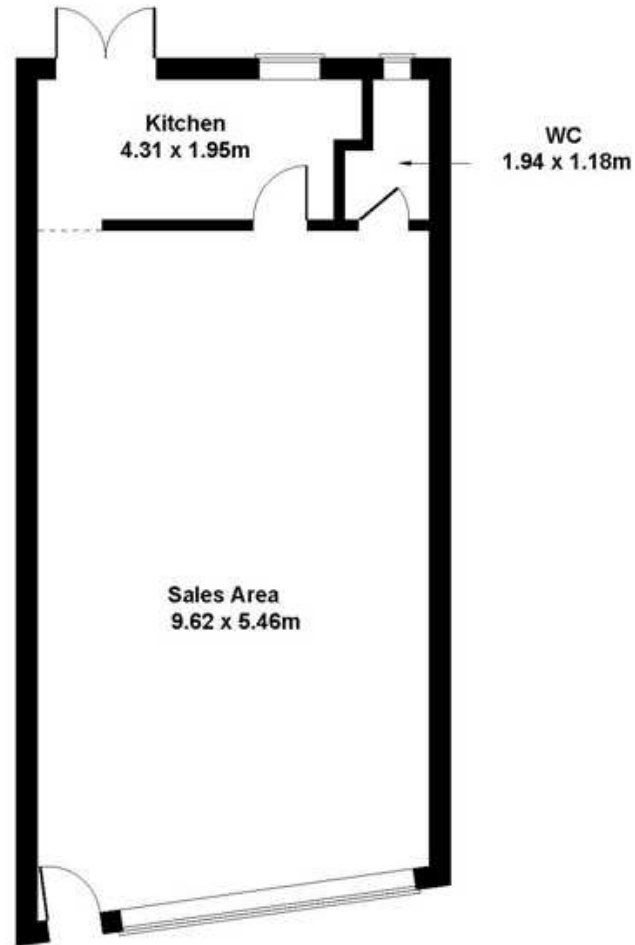
0121 321 3441
www.burleybrowne.co.uk



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.

1 Berkeley House, Walmley



NB - the plan does not show the current partitioning within the sales area.

**Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.**