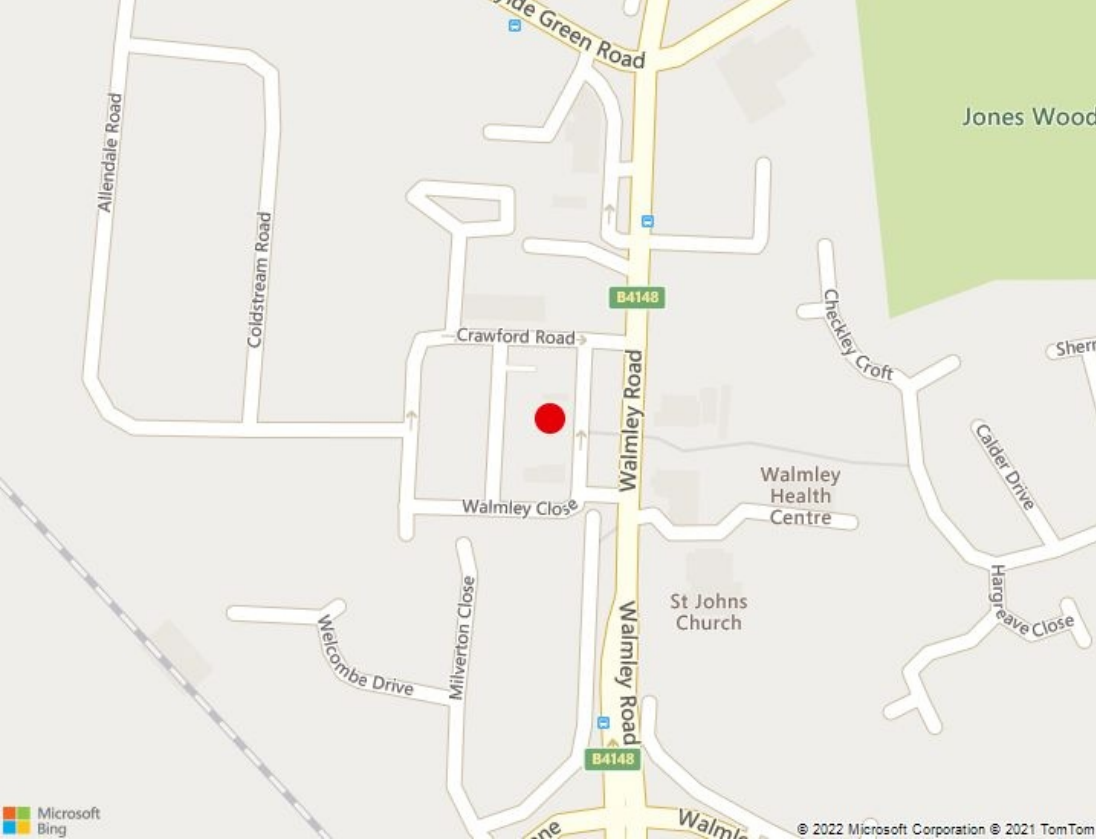


# PROMINENT RETAIL UNIT TO LET

12 Walmley Close, Walmley, Sutton Coldfield, B76 1NQ

790 SqFt (73.39 SqM) | £19,000 per annum exclusive





## KEY FEATURES

- Situated on the end of the popular retail parade
- Walmley is a popular suburb on the outskirts of Sutton Coldfield
- Well placed for access to the A38, M42, M6 Toll and Birmingham City Centre
- Prominent corner glazed frontage
- Neighbouring retailers include Co-Op and Lloyds Pharmacy
- New Lease

## LOCATION

Walmley Close is situated in the centre of Walmley Village and comprises a parade of retail shops including **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 the premises are well placed for access to the A38, M42, M6 Toll and Birmingham City Centre.

## DESCRIPTION

The premises are situated on the end of the popular retail parade and benefit from a return glazed frontage and comprise main ground floor sales area with ancillary stores, Kitchen and WC.

Area	SqFt	SqM
Ground Floor - Sales	660	61.31
Ancillary Office/Stores	130	12.08
<b>Total Floor Area</b>	<b>790</b>	<b>73.39</b>



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## TERMS

The premises are to be let on a new 5 year lease or multiples thereof.

## ASKING RENT

£19,000 per annum exclusive

## SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of external common areas, external fabric of the building and building insurance.

## EPC

Energy Performance Rating D-78. Certificate available on request.

## BUSINESS RATES

Rateable Value 2024/2025 - £15,500. Rates payable 2024/2025 - £7,734.50 - obtained from the Valuation Office Rating List.

However businesses may benefit from 100% business rates relief in 2024/2025 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. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT which we understand is not currently applicable.

## VIEWING

Strictly by prior appointment, please contact:



**David Hemming MRICS**

**DDI: 0121 362 1530**

**Mob: 07841 234160**

**E: david.hemming@burleybrowne.co.uk**

**12 Walmley Close, Walmley, Sutton Coldfield B76 1NQ**



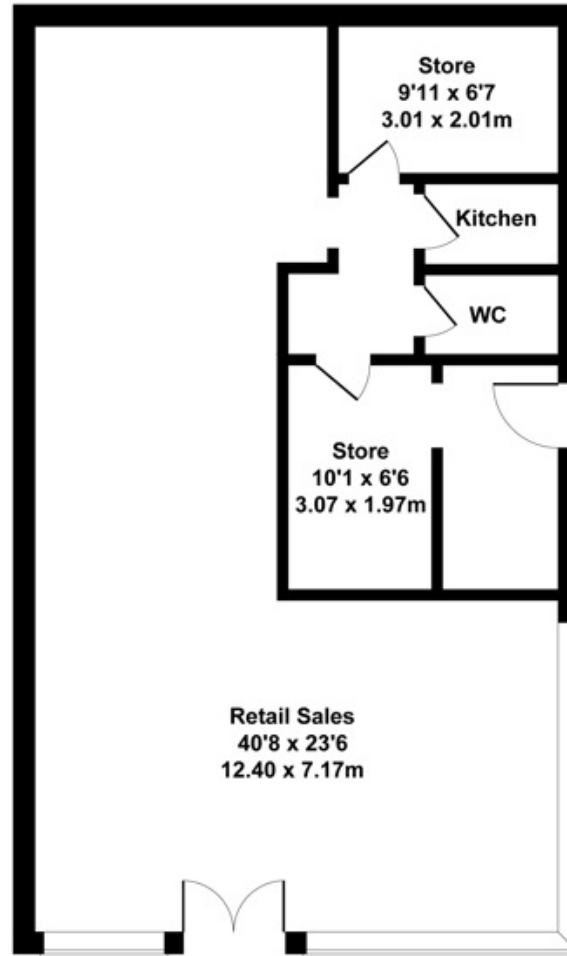
0121 321 3441  
[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)



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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.

# 12 Walmley Close



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