

BURLEY BROWNE

www.burleybrowne.co.uk

FIRST FLOOR OFFICE SUITE TO LET

40 HIGH STREET
SUTTON COLDFIELD
B72 1UP



One office suite available - IPMS 3 Office Area – 14.66 sq m / 158 sq ft

Excellent Town Centre Location close to local facilities including Railway station, Bus Terminus and Shopping Centre

Access 24/7

0121 321 3441

LOCATION

The premises are situated on the busy Sutton Coldfield High Street within the main commercial area of the Town Centre only minutes walking distance from the rail station and shopping centre.

All local facilities are close by including Sutton Coldfield shopping centre, railway station and bus terminus.

Sutton Coldfield is well placed for access to the Midland Motorway Network including M5, M6 and M42.

STREETVIEW

<https://www.google.com/maps/@52.5662244,-1.8231465,3a,90y,71.94h,94.97t/data=!3m6!1e1!3m4!1smh1K2mWSaPdBaPaj5mBKUq!2e0!7i16384!8i8192>

DESCRIPTION

The office is approached by way of a shared entrance hall with staircase leading to the first floor landing.

The office is located at the top of the staircase and comprises an open plan office with kitchen sink and cupboards.

Communal ladies and gents WC's and kitchen are provided on the first floor.

FLOOR AREA

The premises comprise the following approximate floor areas: -

IPMS 3 Office Area - 14.66 sq m / 158 sq ft

LICENCE

The suite is available by way of a 6 month licence, with the option to take a longer term.

RENT

£300 per calendar month.

Rental is inclusive of rent, electricity, water and common area maintenance - payable monthly in advance.

BUSINESS RATES

Rateable Value £2,325 obtained from the Valuation Office Rating List.

Rates Payable 2020/21 £1,160.18 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2021/2022 on this property.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Assessment awaited.

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.

VAT

All figures quoted are exclusive of VAT. It is understood VAT is not currently payable.

VIEWING

Strictly by appointment, please contact Burley Browne on 0121 321 3441.



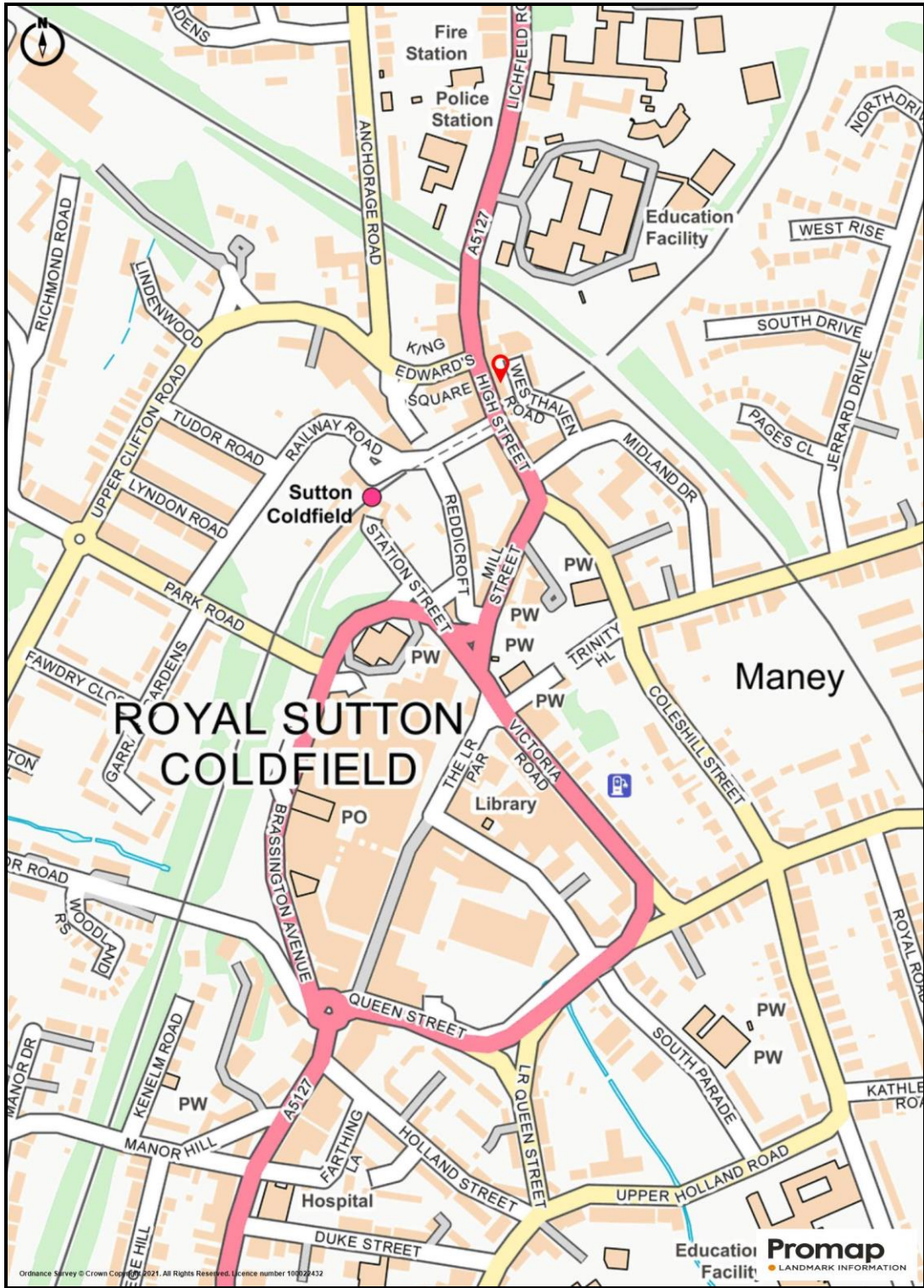
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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