

BURLEY BROWNE

www.burleybrowne.co.uk

RETAIL UNIT

TO LET

**60 THORNHILL ROAD
STREETLY
SUTTON COLDFIELD
B74 3EN**



**RETAIL FLOOR AREA 45.33m²/488 sq ft or thereabouts
Ancillary accommodation 36.41m²/392 sq ft**

Prominent Frontage

Popular retail location within Streetly Village

0121 321 3441

LOCATION

The property is prominently located fronting Thornhill Road within a parade of shops which form Streetly Village. There is a good range of retailers including amongst others Broadway Kitchens, XO Cafe Lounge, Co-Op convenience store and Delhi 6 Indian Restaurant.

Thornhill Road (B4138) is excellently placed for access to principal trunk roads including A452 Chester Road and A4041 Queslett Road which provides dual carriageway access to Junction 7 of the M6 motorway.

Sutton Coldfield Town Centre is some three miles to the south east.

DESCRIPTION

Ground floor retail unit having glazed frontage, behind electric roller shutter. There is a WC to the rear of the shop and stairs leading to lower ground floor with rear access. Lower ground floor provides two storage rooms and kitchen.

Shop frontage 4.89m/16'
Shop depth 8.785m/28.82'

Retail sales area 45.33m²/488 sq ft

Lower ground floor— 36.41m²/392 sq ft

OUTSIDE

Forecourt parking for 2/3 cars.

LEASE

The premises are available by way of a lease for term of 5 years on an effectively fully repairing and insuring basis.

RENT

£15,950 per annum exclusive.

REPAIR

The tenant is responsible for maintaining the property internally and the shop front, windows and doors..

SERVICE CHARGE

A service charge is payable for external maintenance of the building, common areas etc currently in the region of £250 per quarter plus a contribution towards building insurance premium.

BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £15,500.

Rates Payable 2019/2020 £7,610.50 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2019/2020 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 Certificate Asset Band Rating D.

A full copy of the Energy Performance Certificate is available upon request.

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 have been advised is not currently payable.

VIEWING

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



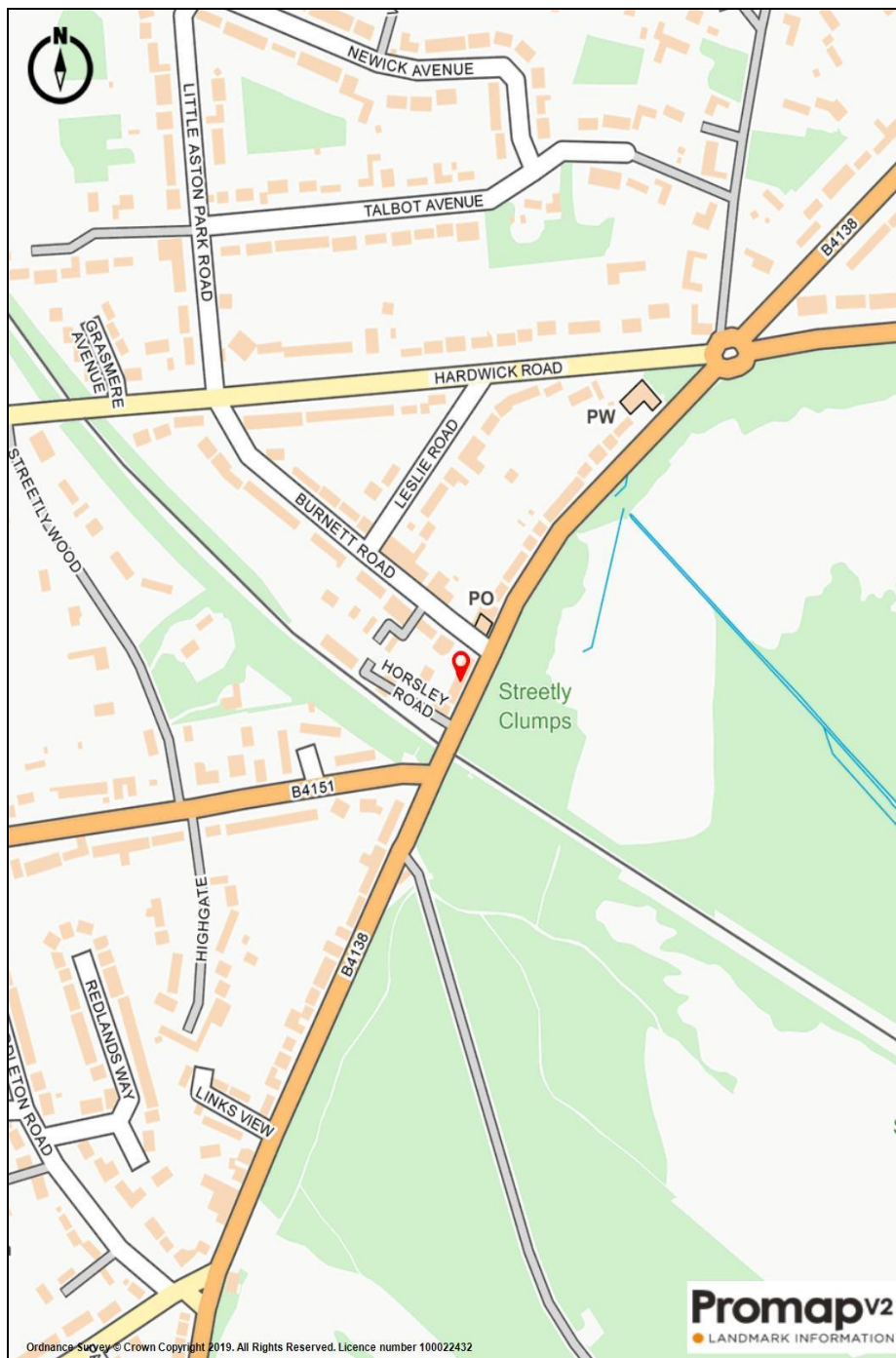
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE

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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



Energy Performance Certificate

Non-Domestic Building



La Femme
60 Thornhill Road
SUTTON COLDFIELD
B74 3EN

Certificate Reference Number:
9598-3079-0494-0560-0276

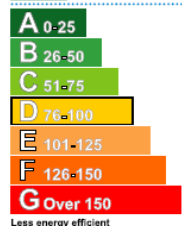
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



94 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	93
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	92.51
Primary energy use (kWh/m ² per year):	547.2

Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
89	If typical of the existing stock

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
Registered in England No. 5488324

Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ