

BURLEY

BROWNE

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RETAIL UNIT

TO LET

**242B LICHFIELD ROAD
MERE GREEN
SUTTON COLDFIELD
B74 2UD**



**Retail Floor Area 39.07 sq m / 420 sq ft
Ancillary Kitchen/Store 5.72 sq m / 61 sq ft**

FORECOURT PARKING FOR TWO CARS

Prominent premises fronting busy Lichfield Road within a short walking distance of Mere Green centre where occupiers include Marks & Spencer Food Hall, Costa Coffee and Boots Opticians, to name just a few.

NOT SUITABLE FOR HOT FOOD USE

0121 321 3441

LOCATION

The property is prominently located on Lichfield Road (A5127) within a small cluster of shops and office occupiers.

The property is within short walking distance of the main Mere Green shopping area, whose occupiers comprise a mix of national, regional and local retail and restaurant operators to include **M&S Food Hall, Boots, Sainsbury's, Majestic Wine, Costa Coffee and Sofas & Stuff.**

Mere Green is an affluent suburb of Sutton Coldfield which is located approximately 1.5 miles to the south and 10 miles to the north east of Birmingham City Centre.

DESCRIPTION

The premises comprise a self-contained ground floor retail unit providing retail sales area with WC off leading through to a small conservatory providing kitchen and ancillary storage. Small courtyard area to the rear.

Forecourt parking for two cars.

The premises comprise the following approximate floor areas and dimensions:

Internal Width	4.11 m / 13'6"
Retail Sales Depth	9.66 m / 31'8"

Retail sales area – 39.07 sq m / 420 sq ft

Ancillary Area - 5.72 sq m / 61 sq ft

LEASE

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

RENT

£13,800 per annum exclusive.

BUSINESS RATES

Rateable Value £7,700 obtained from the Valuation Office Rating List.

Rates payable 2021/2022 £3,842.30 prior to any transitional arrangements.

However, businesses may benefit from 100% business rates relief in 2020/2021 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 Asset Rating Band – B

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

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

VIEWING

Strictly by appointment please contact Burley Browne on 0121 321 3441

FOR FURTHER INFORMATION

Contact: David Hemming

DDI: 0121 362 1530

Mobile: 07841 234160

Email: david.hemming@burleybrowne.co.uk

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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