

BURLEY BROWNE

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RETAIL / SHOWROOM PREMISES

TO LET

**14B/C BIRMINGHAM ROAD
SUTTON COLDFIELD
B72 1QG**



**Ground Floor Sales/Showroom Area 169.37m² / 1,823 sq ft
First Floor Showroom/Ancillary 155.46m² / 1,673 sq ft**

Prominent Retail/Showroom accommodation close to Sutton Coldfield Town Centre

**Neighbouring occupiers include Bodega Cantina, William Hill, Brewhouse & Kitchen
and Quinto Lounge**

0121 321 3441

LOCATION

The premises are prominently suited fronting Birmingham Road within walking distance of Sutton Coldfield Town Centre and the Gracechurch Shopping Centre with neighbouring occupiers to include **Bodega Cantina, Brewhouse & Kitchen, William Hill, Quinto Lounge and Pizza Express.**

DESCRIPTION

The premises provide impressive retail/showroom accommodation with the ground floor sales / showroom being over split level with staircase at the rear to the first floor showroom together with kitchen, WCs and rear office.

The accommodation comprises the following approximate floor areas and dimensions:-

Internal width ground floor 11.62m / 38'1"
Internal depth (max) 23.48m / 77'0"

Ground Floor sales 169.37m² / 1,823 sq ft
First floor 155.46m² / 1,673 sq ft
Total Floor area 324.83m² / 3,496 sq ft

Kitchen / WCs

LEASE

The premises are available by way of a new lease to expire March 2021.

RENT

£28,500 per annum exclusive.

BUSINESS RATES

Rateable Value £25,000 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £12,200 prior to any transitional arrangements.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Band C – 61.

A fully 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, although we have been advised VAT is not currently payable.

VIEWING

Strictly by appointment with the sole letting agent

Burley Browne on 0121 321 3441.

Contact – David Hemming / Steve Hannaford



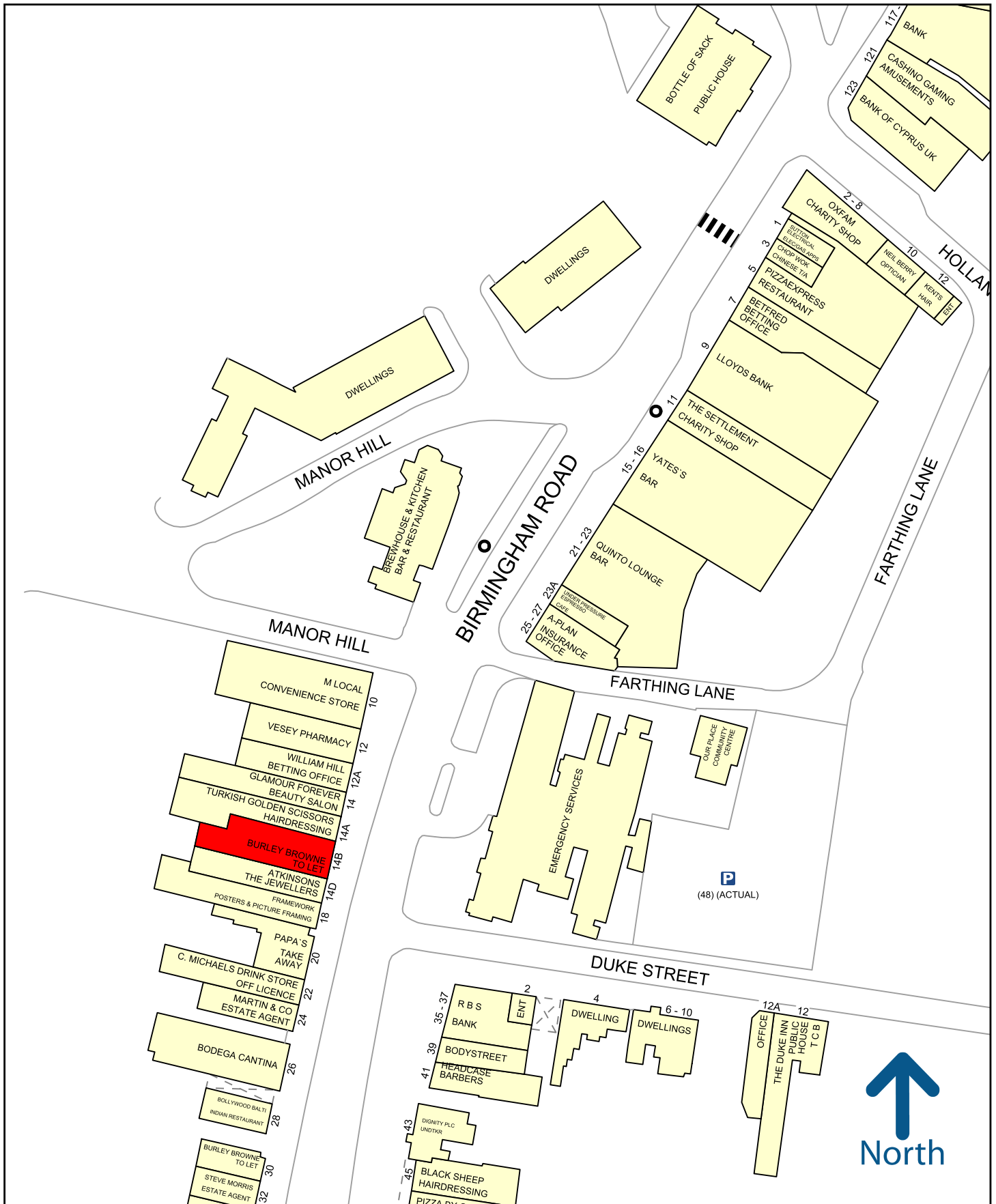
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



Experian Goad Plan Created: 28/06/2018
Created By: Burley Browne

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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