

# BURLEY BROWNE

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

## GROUND FLOOR RETAIL UNIT

### TO LET

51 RECTORY ROAD  
SUTTON COLDFIELD  
WEST MIDLANDS  
B75 7AR



Net Internal Floor Area 43.93 sq m / 473 sq ft

Lock up premises  
Close proximity to Sutton Coldfield Town Centre

**0121 321 3441**

## LOCATION

The property is conveniently situated in a small local parade, on Rectory Road which includes **One Stop Convenience Store** and between Good Hope Hospital and Sutton Coldfield Town Centre.

The parade enjoys a high level of passing traffic in a mixed residential and commercial locality.

## DESCRIPTION

A ground floor retail property with glazed shop front offering frontage to both Rectory Road and Jerrard Drive.

The premises comprise a retail sales area, together with ancillary/storage to the rear including kitchenette and WC.

## FLOOR AREAS

The premises comprise the following approximate floor areas:-

Retail Sales – 34.25 sq m / 369 sq ft  
Ancillary – 9.68 sq m / 104 sq ft

**Net internal area 43.93 sq m / 473 sq ft**

## OUTSIDE

Forecourt parking.

## LEASE

The premises are available by way of a new Internal Repairing and Insuring Lease, the length of which is to be agreed.

## RENT

£9,950 per annum exclusive.

## SERVICE CHARGE

A Service Charge will be payable towards common area and external maintenance.

## BUSINESS RATES

Rateable Value £5,600 obtained from the Valuation Office Rating List.

Rates payable 2019/2020 £2,749.60 prior to any transitional arrangements or small business relief which may be available.

**However, businesses may benefit from 100% small business rate 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 Rating Band D - 77.

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

## LEGAL COSTS

Each party to be responsible for their own costs.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

***Strictly by appointment with the sole letting agent. Please contact:***

***Burley Browne on 0121 321 3441.***



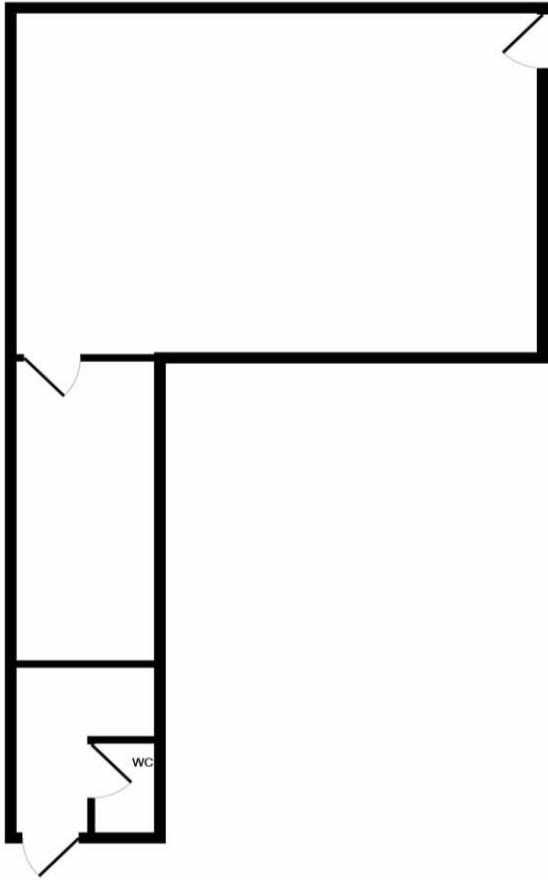
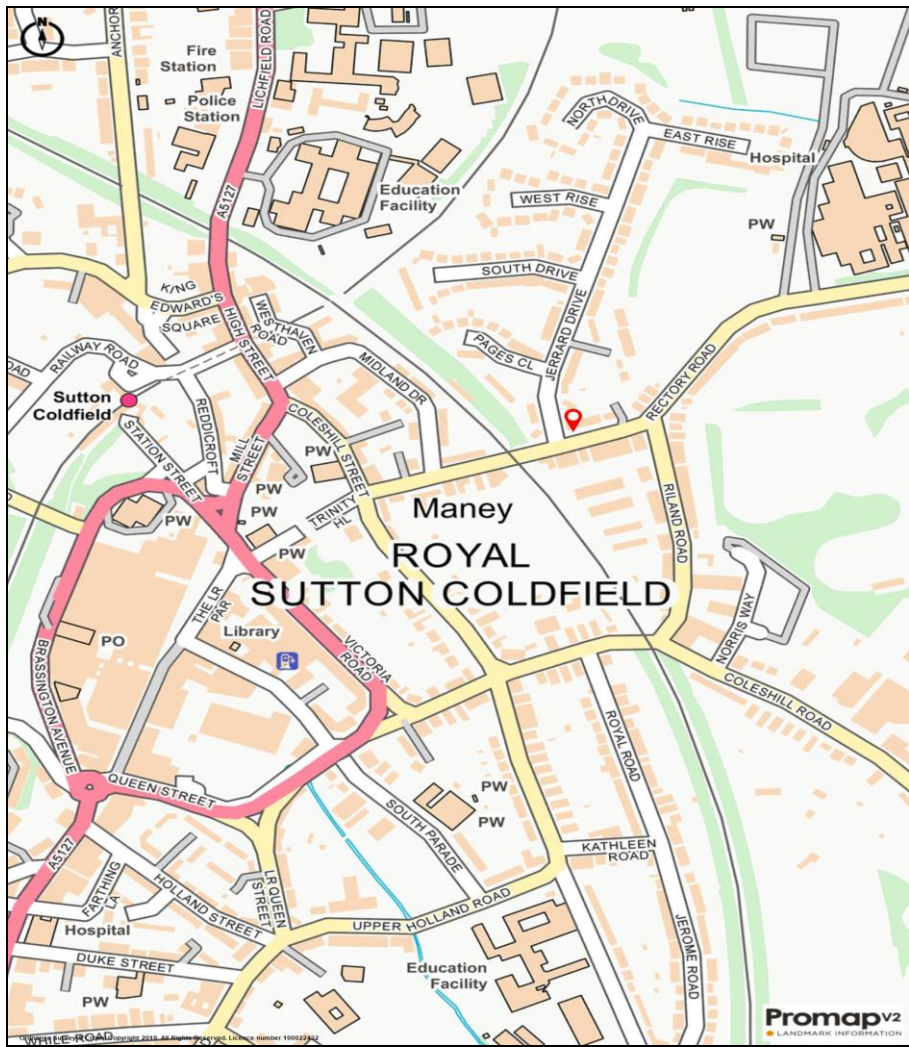
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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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](http://www.commercialleasecode.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## **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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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**