

BURLEY BROWNE

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RETAIL UNIT

Incentives
Available

TO LET

Incentives
Available

SHORT TERM LEASE AVAILABLE UNTIL JUNE 2022

**424 BIRMINGHAM ROAD
WYLDE GREEN
SUTTON COLDFIELD
B72 1YJ**



Ground Floor Retail Area 90.19 sq m / 971 sq ft

Prominently situated fronting Birmingham Road (A5127) in the centre of the popular Wylde Green Shopping Area

Notable occupiers in close proximity include Lloyds Pharmacy, Verdo Lounge, Co-operative Food, St Giles Hospice and Betfred.

0121 321 3441

LOCATION

The property is excellently situated fronting Birmingham Road (A5127) within the popular retail area of Wylde Green. Wylde Green comprises a mix of local and national retailers notably **Co-op, Sainsbury's Local, Boots, Costa Coffee** and **Loungers**.

Sutton Coldfield Town Centre is located approximately 2 miles north. Birmingham City Centre is located approximately 6 miles to the south west.

DESCRIPTION

The premises, set behind a service road, comprise a ground floor retail unit offering a predominantly open plan retail sales area.

The property benefits from a glazed shop front, external roller shutter together with suspended ceiling in part and a combination of recessed strip and spot lighting.

Internally, the premises are of a unique layout offering a small retail area at the front measuring approximately 3.4m wide narrowing to 2.2m and then widening to 6.31m to the rear.

The rear area of the retail unit has a number of partitioned rooms although it is capable of being open plan.

FLOOR AREAS

The premises comprises the following approximate floor area:-

Ground Floor Retail 90.19 sq m / 971 sq ft

LEASE

The premises are available by way of a new lease up until June 2022.

QUOTING RENT

£14,000 per annum exclusive.

BUSINESS RATES

Rateable Value £8,200 obtained from the Valuation Office Rating List.

Rates Payable 2019/2020 £4,026.20 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 Asset Band Rating D – 84.

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

VAT

All figures quoted are exclusive of VAT which may be applicable – solicitors to confirm.

VIEWING

Strictly by prior appointment through the sole agent, please contact

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

***Further information contact
Steven Hannaford
DDI: 0121 362 1534.***



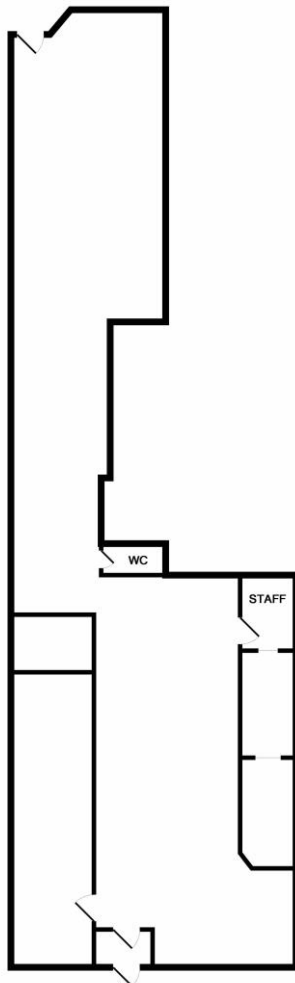
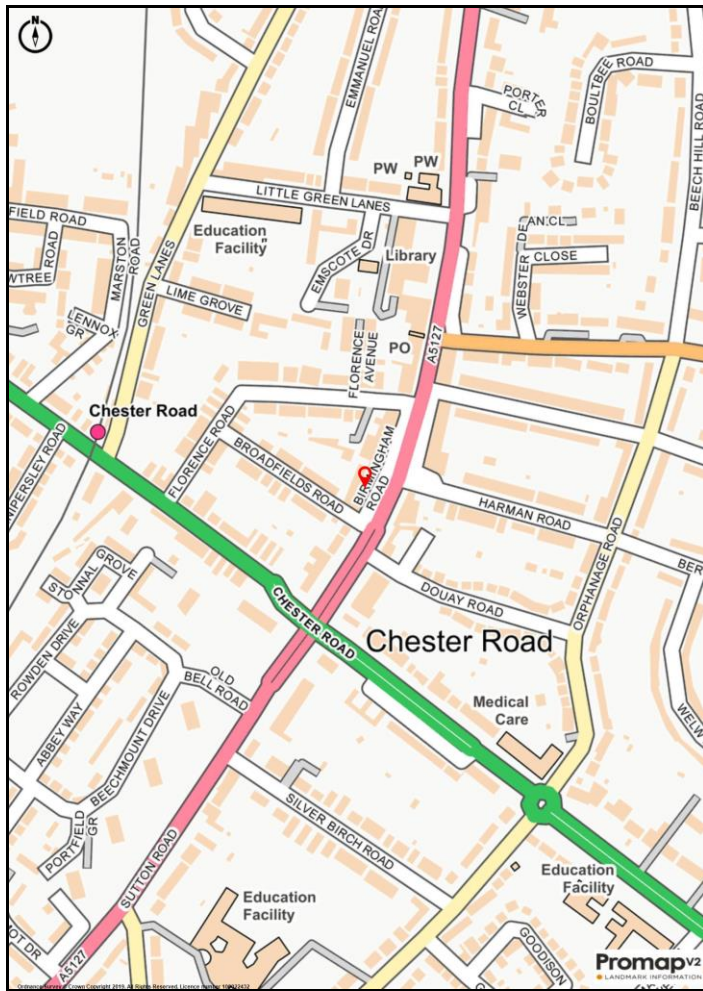
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



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**