

# BURLEY BROWNE

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**RECENTLY REFURBISHED TO A  
WHITE BOX SPECIFICATION**

**RETAIL UNIT  
A5 HOT FOOD TAKEAWAY CONSENT**

**TO LET**

**RENT  
REDUCED**

**INCENTIVES  
AVAILABLE**

**UNIT 3 THE MARQUEE  
LOWER PARADE  
SUTTON COLDFIELD  
WEST MIDLANDS  
B72 1XX**



**NET INTERNAL FLOOR AREA 65.79m<sup>2</sup>/708 sq ft or thereabouts**

**Prominent retail position within Sutton Coldfield town centre adjacent to The Gracechurch Centre**

**Neighbouring occupiers include Coral, McDonalds, Greggs and Specsavers**

**0121 321 3441**

## Unit 3 The Marquee, Lower Parade

### LOCATION

The property is prominently located on Lower Parade within Sutton Coldfield town centre adjacent to The Gracechurch Centre and opposite McDonalds.

Lower Parade is centrally located in the town centre benefitting from being the main drop off point for the local bus services.

Neighbouring occupiers include **Coral, McDonalds, Greggs** and **Specsavers**. Gracechurch Shopping Centre comprises a wider range of national operators including **River Island, Nando's, Marks & Spencer, Topshop, House of Fraser** to name a few.

### DESCRIPTION

The property comprises a self-contained retail unit which has been fully refurbished to a 'white-box' shell and benefits from A5 Hot Food Takeaway consent.

Internally the property provides a largely open plan retail area with WC.

Shop width 5.94m / 19'5"  
Shop depth 10.39m / 34'1"

**Net internal floor area 65.79m<sup>2</sup>/708 sq ft or thereabouts.**

Additional space may be available if required – further details on request.

### REFURBISHMENT

**The property has been fully refurbished to a 'white-box' specification. Further details on request.**

### LEASE

The premises are available by way of a new lease, the length of which is to be agreed on negotiation.

### RENT

£23,500 per annum exclusive.

### SERVICE CHARGE

The units participate in a Service Charge scheme. The Landlord will insure the premises, the premium to be recovered from the tenant.

### BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £36,500. Rates Payable 2019/2020 £17,921.50 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 Asset Band E – Rating 105.

### 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 it is anticipated will be payable – solicitors to confirm.

### VIEWING

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



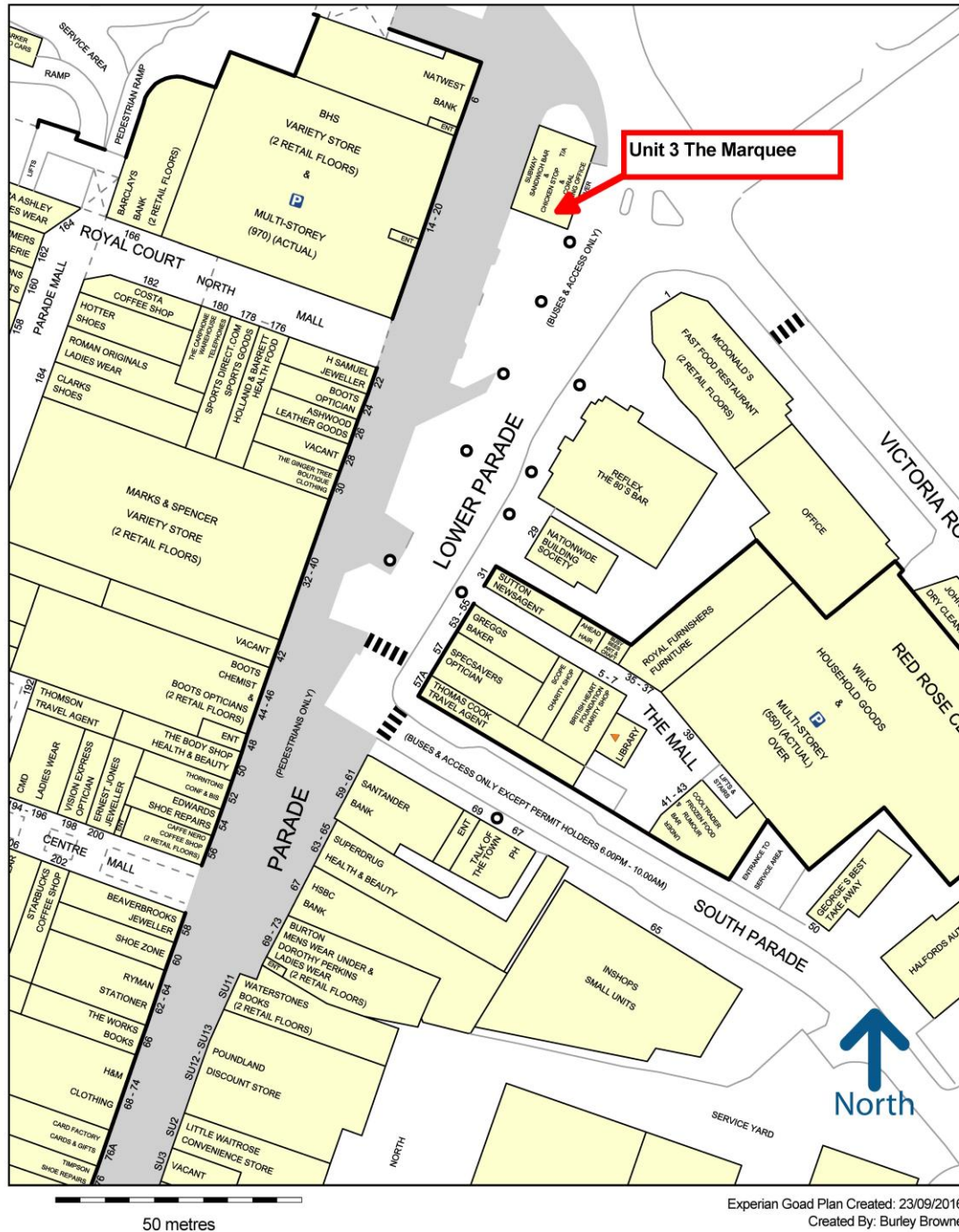
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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



Experian Goad Plan Created: 23/09/2016  
Created By: Burley Browne



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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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