

RETAIL UNIT TO LET

**352-354 Birmingham Road
Wylde Green
Sutton Coldfield
B72 1YH**

Guide Rent - £45,000pa

****FREE CUSTOMER PARKING****



LOCATION

The premises are located within the well-established The Lanes Shopping Centre approximately 5 miles north east of Birmingham city centre and 3 miles south of Sutton Coldfield. Nearby occupiers include Card Factory, Sainsbury's Local, and Costa Coffee.

DESCRIPTION

The premises comprise a ground floor sales area with a full height glazed shop frontage and automatic doors. There is ancillary/staff accommodation at first floor level. The premises also benefit from a wide pavement area to the front.

ACCOMMODATION

Approximate internal areas are detailed below:

| | | |
|------------------------------------|--------------------|-----------------|
| Ground Floor Net Sales Area | 2,515 sq ft | 234 sq m |
| First Floor Net Sales Area | 2,726 sq ft | 253 sq m |

LEASE

The property is available on the basis of a new fully repairing and insuring lease for a term of years to be agreed.

VAT

We understand that VAT is payable on the rental. However, interested parties are required to make their own enquiries.

RATING ASSESSMENT

We understand that the rating assessment is as follows:-

Rateable Value £38,500

Rates Payable 2019-20 £19,404

Interested parties are advised to make their own enquiries directly with the Local Authority.

Midlands Office
485 Birmingham Road,
Bromsgrove, B61 0HZ

London Office
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SERVICE CHARGE

The annual variable service charge is currently £13,500 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 65 (Band C). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

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

REFERENCES

The successful applicant for a tenancy will be required to provide a satisfactory bank, accountants, solicitors, landlord and two satisfactory trade references for submission to the Landlord. In respect of a limited company the last three years audited trading accounts.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Tenant.

VIEWINGS

Strictly by prior appointment with:-

Andrew Grant Commercial: 01527 889449 or
Creative Retail: 0121 400 0407



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

The Lanes Shopping Centre

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