

# BURLEY BROWNE

www.burleybrowne.co.uk

RETAIL UNIT

**TO LET / MAY SELL**

**1A BIRMINGHAM ROAD  
SUTTON COLDFIELD  
B72 1QA**



Ground Floor Sales Area 27.2 m<sup>2</sup>/ 293 sq ft  
Rear Office 7.83 m<sup>2</sup>/84 sq ft

Neighbouring occupiers include Pizza Express, Brewhouse & Kitchen,  
Oxfam and Betfred.

**0121 321 3441**

## LOCATION

The property is prominently situated on Birmingham Road (A5127) in Sutton Coldfield Town Centre within close proximity to the pedestrianised Parade and Gracechurch Shopping Centre. The property is within close proximity to a number of bar and restaurant operators including **Pizza Express, Ask Italian, Nando's, Wetherspoons, Brewhouse & Kitchen** and **Quinto Lounge** (Lounges).

This area of the town centre has established itself as the principle restaurant and leisure district and is close to a number of public car parks.

## DESCRIPTION

A single storey retail unit comprising ground floor sales area with staircase to rear office, kitchenette with rear access to separate WC.

Side entrance and access to the rear provided off Birmingham Road.

The premise comprise the following approximate floor areas and dimensions:-

Internal width max 4m / 13'2"

Shop depth 6.8m / 22'4"

**Ground Floor Sales Area 27.2 m<sup>2</sup>/ 293 sq ft**

**Rear Office 7.83 m<sup>2</sup>/84 sq ft**

## LEASE

The property is available on a new full repairing and insuring lease, the length of which is to be agreed. Minimum lease term 3 years.

## RENT

£22,500 per annum exclusive.

## FREEHOLD SALE

A sale of the freehold may be considered. Guide Price – offers in the region of £250,000.

## BUSINESS RATES

Rateable Value £14,000 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £6,832 prior to any transitional arrangements.

**However businesses may benefit from 100% business rates relief in 2018/2019 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 Certificate Asset Band Rating E.

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, although we understand VAT will not be payable in this instance.

## VIEWING

***Strictly by prior appointment through the sole agent, please contact***

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



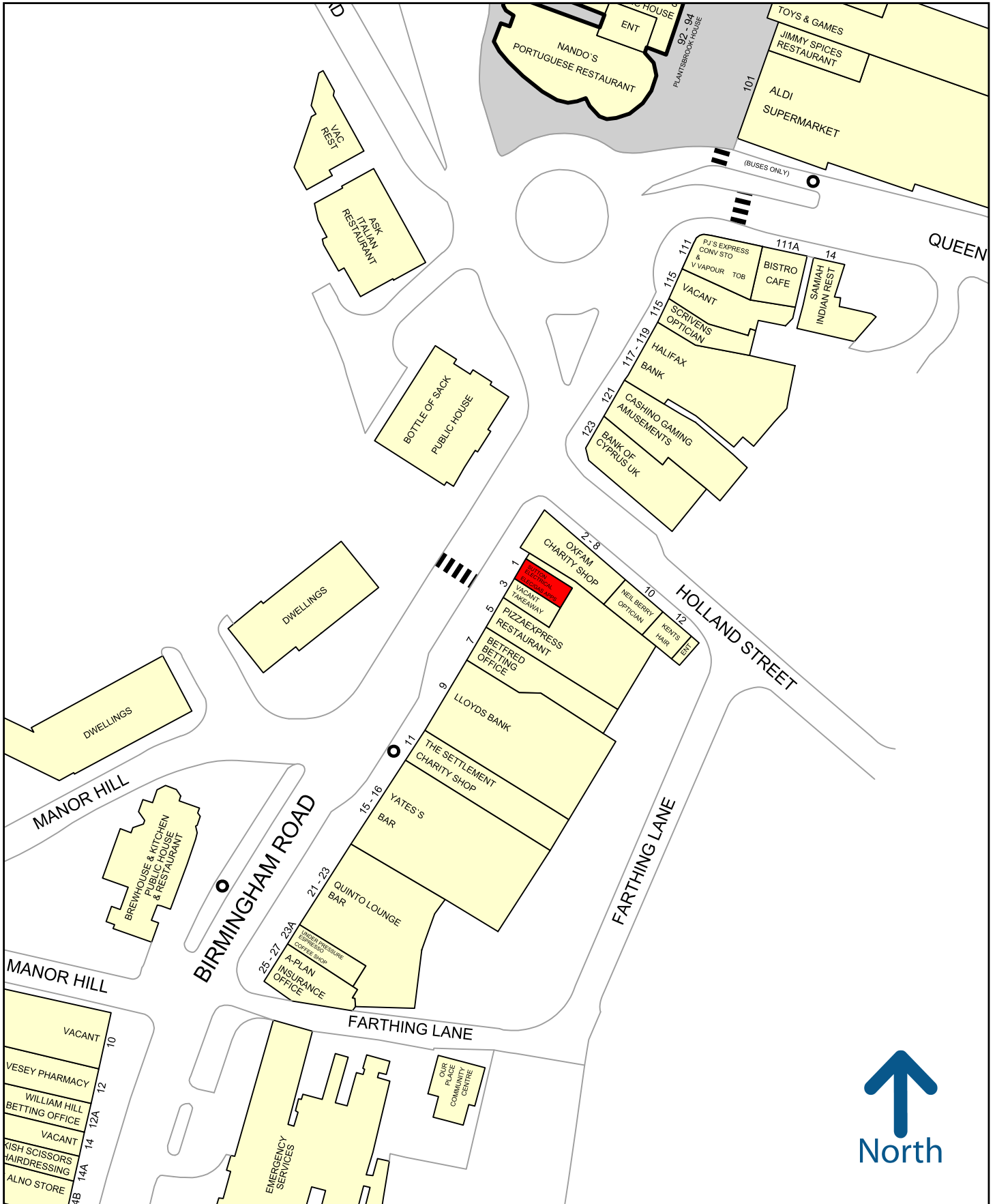
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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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)



50 metres

Experian Goad Plan Created: 13/02/2019

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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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**