

BURLEY BROWNE

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LARGE RETAIL UNIT

TO LET

**37 BOLDMERE ROAD
BOLDMERE
SUTTON COLDFIELD
B73 5UY**



NET INTERNAL FLOOR AREA 230.12m²/2,477 sq ft

Excellent location within the centre of the main Boldmere Road retail area

Neighbouring occupiers include Sainsburys Local, William Hill, WH Smith Local, Costa Coffee and a wide cross section of local independent and national retailers and restaurant operators.

0121 321 3441

LOCATION

The premises are excellently situated within the centre of the prosperous and vibrant Boldmere Road retail area. The premises are within close proximity to **Sainsburys Local, William Hill, Costa Coffee, Greggs, The Bishop Vesey Pub (Wetherspoons)** and a wide cross section of local independent and national retailers and restaurant operators.

Sutton Coldfield town centre is approximately 1½ miles to the north and Birmingham city centre lies around 7 miles to the south.

DESCRIPTION

A large ground floor self contained retail unit, most recently occupied by Nisa Convenience store and benefits from loading/unloading access to the rear.

The premises comprise the following approximate floor areas and dimensions.

Internal width 8.49m / 27'10"
Built depth 28.9m / 94'10"

Total net internal floor area:

230.12 sq m / 2,477 sq ft or thereabouts.

USE

The property has historically been used as a convenience store and is therefore suitable for a similar use or any use falling within Class A1 (Retail). Alternative uses including A3 (Restaurant) and A4 (Bar / Licensed premises) will be considered subject to planning and covenant status

LEASE

Subject to obtaining vacant possession, the premises are to be let on a new lease, the length of which is to be agreed subject to a minimum 5 year term.

RENT

£35,000 per annum exclusive.

BUSINESS RATES

Rateable Value £26,000 obtained from the Valuation Office Rating List.

Rates payable 2019/2020 £12,766 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 Rating:
Band D - 89.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which we understand is payable.

VIEWING

Strictly by appointment, please contact:

Burley Browne on 0121 321 3441.

FURTHER INFORMATION

Please contact

David Hemming MRICS

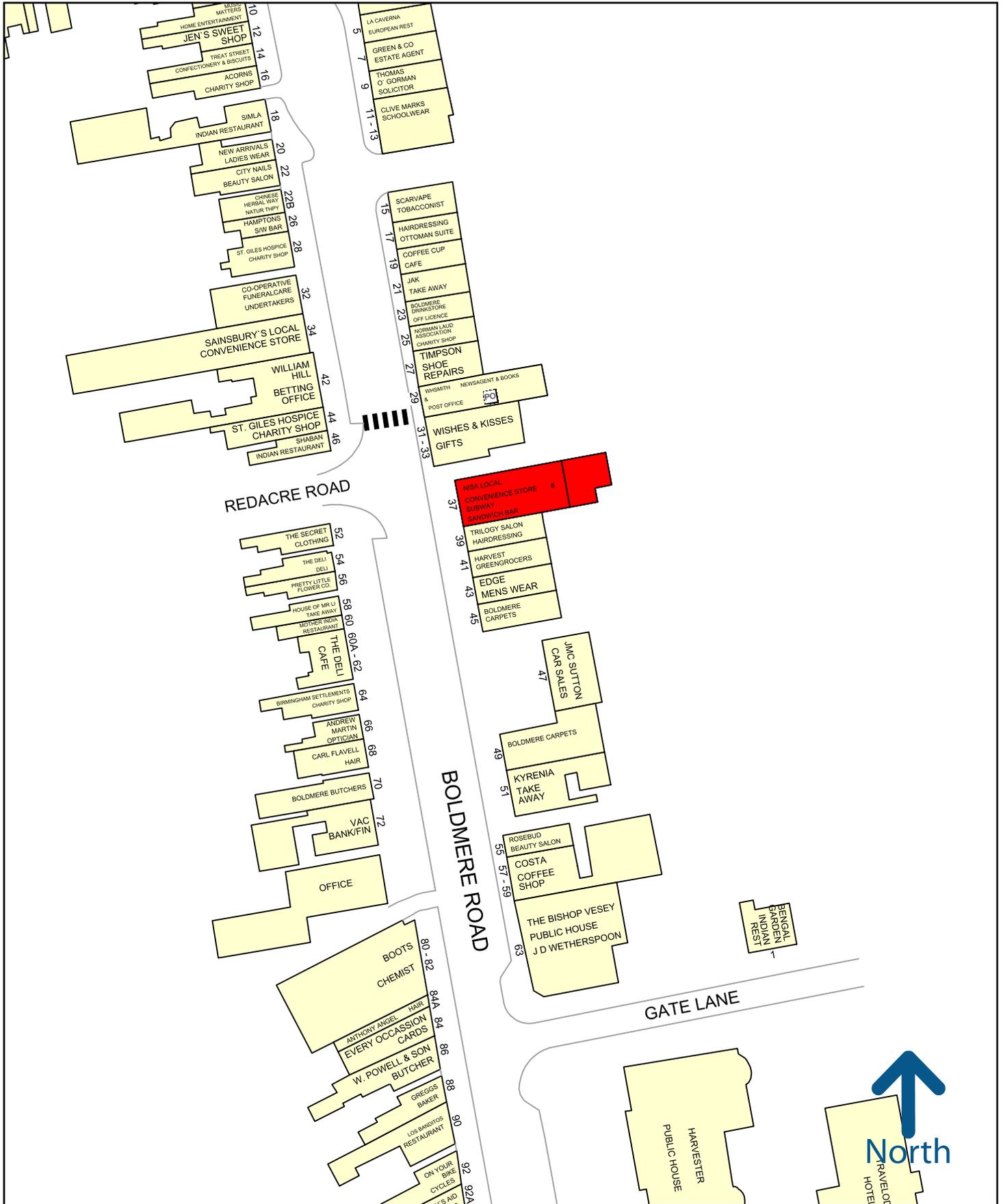
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50 metres

Experian Goad Plan Created: 04/07/2019
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

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