

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

**SHORT TERM LETTING OPPORTUNITY**

## GROUND FLOOR RETAIL UNIT TO LET

**44 BIRMINGHAM ROAD  
SUTTON COLDFIELD  
BIRMINGHAM  
B72 1QQ**



**Ground floor sales area 41.09m<sup>2</sup> / 442 sq ft  
Ancillary accommodation 22.32m<sup>2</sup> / 340 sq ft**

**Flexible Lease Terms Available – Up To March 2021**

**Neighbouring occupiers include  
Tesco Express, Craft Inn, Bodega Cantina and Black Sheep Hair**

**0121 321 3441**

## LOCATION

The premises are prominently situated to the south of Sutton Coldfield Parade and The Mall Shopping Centre with neighbouring retailers to include **Craft Inn**, **Bodega Cantina** and **Black Sheep Hair**.

## DESCRIPTION

The premises comprise a ground floor open plan sales area together with additional ancillary accommodation, kitchen and WC.

The accommodation comprises the following approximate floor areas and dimensions:

Internal width (max)	5.68m / 18'8"
Main sales depth	8.18m / 26'1"

**Ground floor sales area 341.09m<sup>2</sup> / 442 sq ft**

Rear ancillary	22.32m <sup>2</sup> / 240 sq ft
Rear staff/kitchen	7.67m <sup>2</sup> / 83 sq ft

## LEASE

The premises are available on a new internal repairing and insuring lease to expire March 2021.

## RENT

£18,000 per annum exclusive.

## SERVICE CHARGE

An annual variable Service Charge is payable. We understand this contributes towards the costs of cleaning, maintaining and repairing of the exterior of the property (excluding the shop front windows and doors), external decoration, drain maintenance, reserve fund, health and safety, building insurance and management.

## BUSINESS RATES

Rateable Value £10,750 obtained from the Valuation Office Rating List.

Rates payable 2018/2019 £5,160 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

Assessment awaited.

## 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 bear their own legal costs in the matter.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## VIEWING

***Strictly by appointment with the sole letting agent.***

***Please contact :***

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



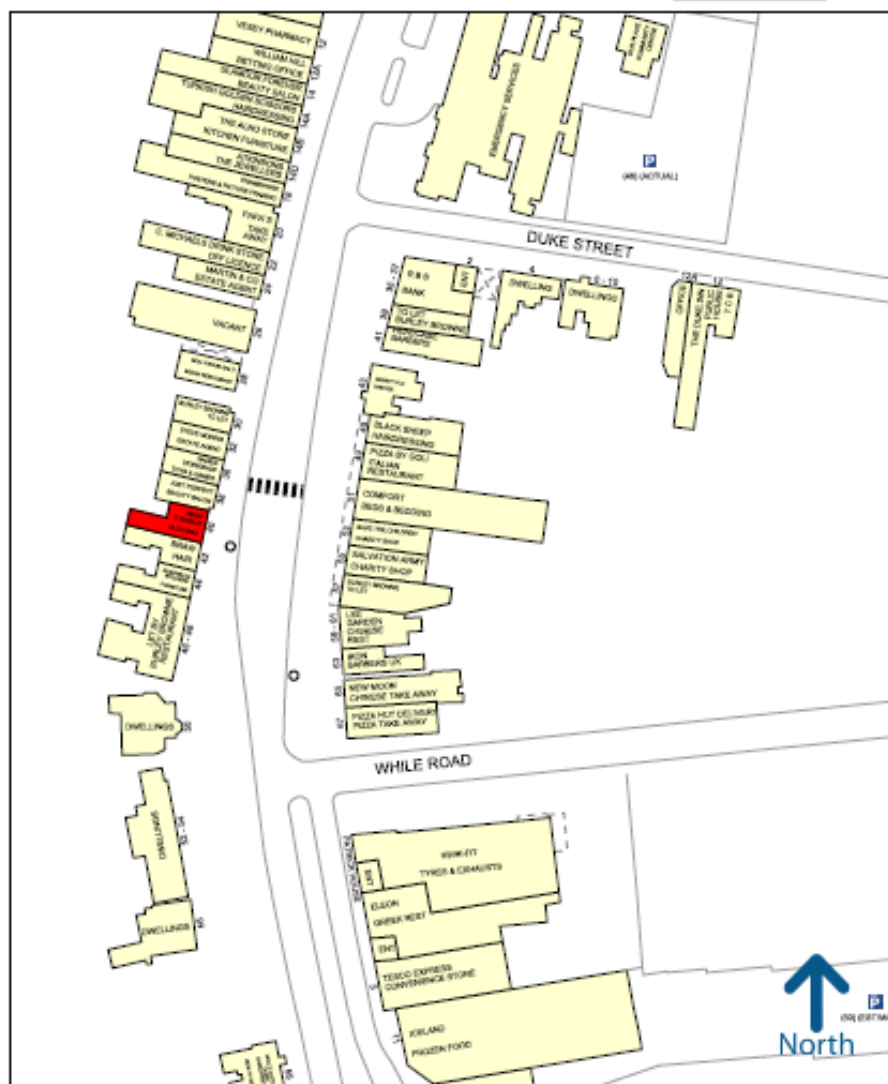
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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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 Good Plan Created: 22/08/2017  
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**  
**Registered in England No. 5488324**  
**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**