



JOHNSON FELLOWS

CHARTERED SURVEYORS

Sutton Coldfield, New Oscott, 444 Chester Road North B73 6RG

Retail Premises – Leasehold



LOCATION

The subject premises are situated in a prominent position along Chester Road North within New Oscott, some 2 miles west of Sutton Coldfield town centre and directly opposite **Tesco** and **Princess Alice Retail Park**. National occupiers in close proximity include **Küchenhaus Kitchens**, **Tui**, **M&S**, **Next**, **Pets at Home**, **Poundland**, **KFC**, **Halfords**, **Greggs**, **Evans Cycles**, **Currys**, **Costa**, **Boots**, **Bannatynes Heath Club**.

DESCRIPTION

The premises comprise a mid terraced four storey retail unit consisting of basement storage, ground floor retail together with first and second floor ancillary accommodation, which is self contained. The accommodation benefits from a dual retail trade frontage onto both Chester New Road and Kings Road.

ACCOMMODATION

The property comprises the following approximate areas: -

Sales Area	1,552 sq ft	144.17 sq m
Basement Storage	208 sq ft	19.34 sq m
First Floor Ancillary	358 sq ft	133.26 sq m
Second Floor	330 sq ft	30.66 sq m

TENURE

The premises are available by way of an assignment or sub lease of the existing lease expiring 17th April 2023.

RENT

The passing rent is £15,000 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value £14,000

Interested parties should verify this information with the local planning authority.

EPC

Available upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Contact Caren Foster on 0121 643 9337 to arrange a viewing.

CONTACT

Connor Shaw

Email: connor.shaw@johnsonfellows.co.uk

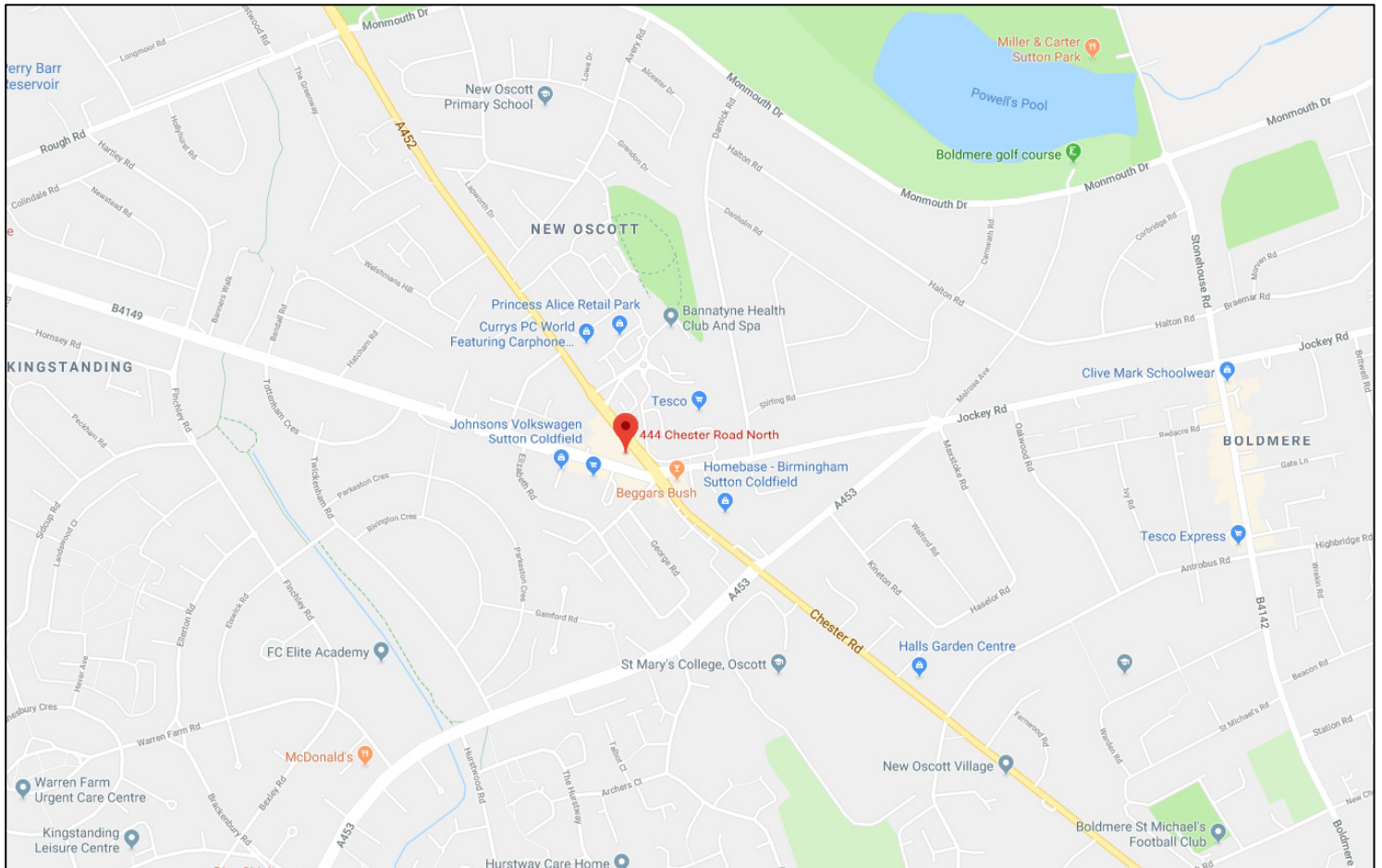


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