

# BURLEY BROWNE

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

**FIRST & SECOND OFFICES  
(To be refurbished)**

**TO LET**

**36 HIGH STREET  
SUTTON COLDFIELD  
B72 1UP**



**IPMS3 Office Area – 161.63 sq m / 1,740 sq ft**

**Excellent location within the heart of the commercial area of the Town Centre**

**Close proximity to the Bus Terminus and Railway Station**

**0121 321 3441**

## LOCATION

The property is conveniently located immediately facing King Edwards Square, within the heart of Sutton Coldfield commercial town centre and being within easy walking distance of Sutton Coldfield shopping centre, railway station and bus terminus.

Sutton Coldfield is well placed approximately 7 miles to the north of Birmingham City Center with good access to the Midlands motorway network including the M6, M6 Toll and M42 motorways. The cross city railway line provides regular train services to Birmingham City Centre, Lichfield and Redditch.

## DESCRIPTION

The premises comprise 7 cellular offices across first and second floors which are accessed via an entrance door and small lobby area to the ground floor.

There are separate single male and female WCs together with a kitchenette.

The current specification includes carpeting and gas central heating serving radiators

## FLOOR AREAS

The premises comprise the following approximate floor areas:-

First floor	115.52 sq m/1,243 sq ft
Second floor	46.11 sq m/496 sq ft
<b>IMPS3 Office Area</b>	<b>161.63 sq m/1,740 sq ft</b>

## PROPOSED REFURBISHMENT

We understand the offices are due to be refurbished to include CAT II lighting, secondary glazing, new carpeting/floor coverings together with a redecoration throughout. We also understand kitchen and toilet facilities are also to be upgraded.

## LEASES

The offices are available way of a new 3 year lease or multiples thereof.

## RENT

£13,250 per annum exclusive.

## SERVICE CHARGE

A Service Charge will be payable towards maintaining the exterior of the property and common parts.

The tenant will also be responsible for a due proportion of the Buildings Insurance.

## BUSINESS RATES

Rateable Value £15,250 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £7,320 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 where appropriate.

## 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 will be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be applicable in this instance.

## VIEWING

***Strictly by prior appointment, please contact Steven Hannaford at Burley Browne on DDI: 0121 362 1534.***



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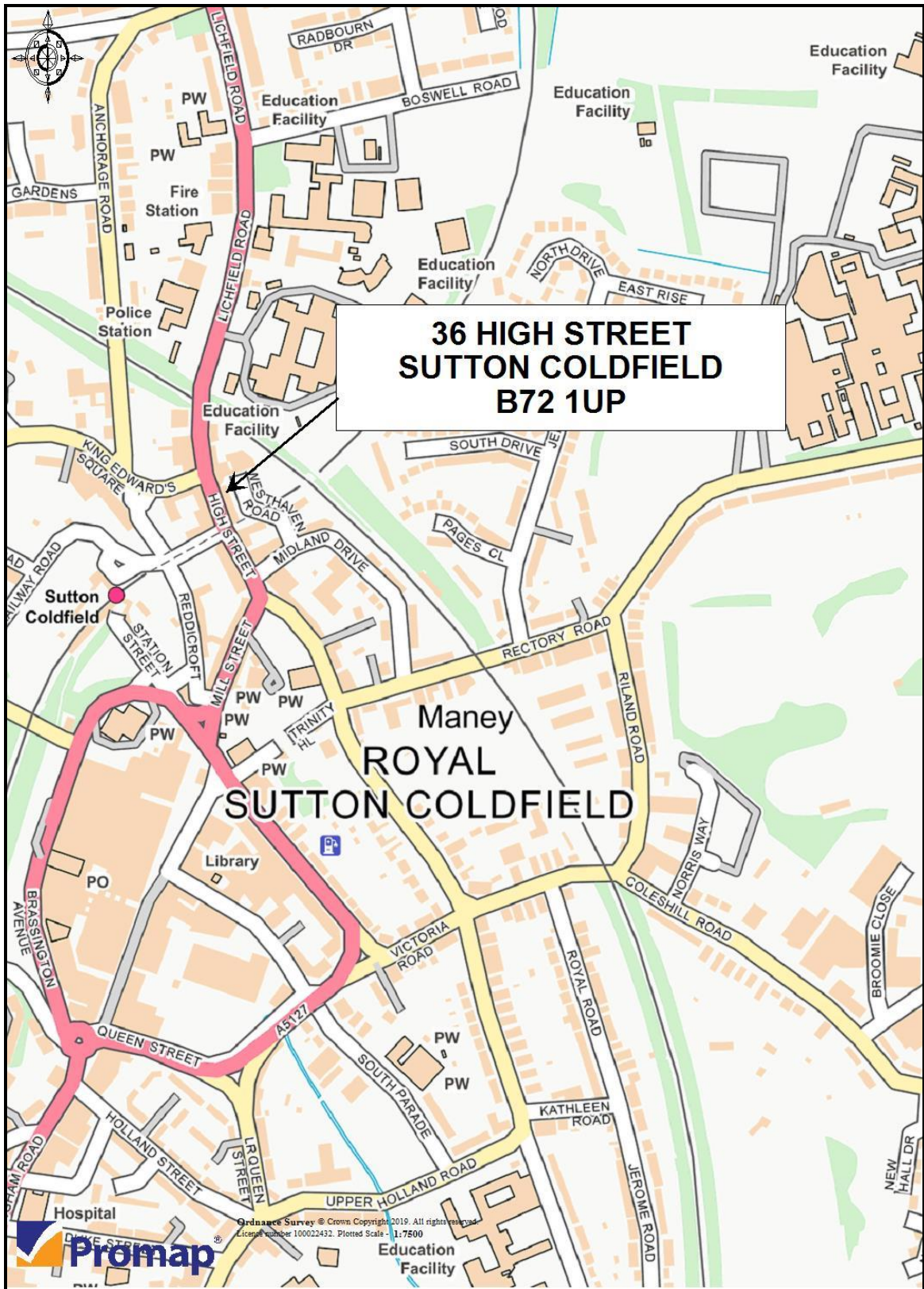
**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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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)





## **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**