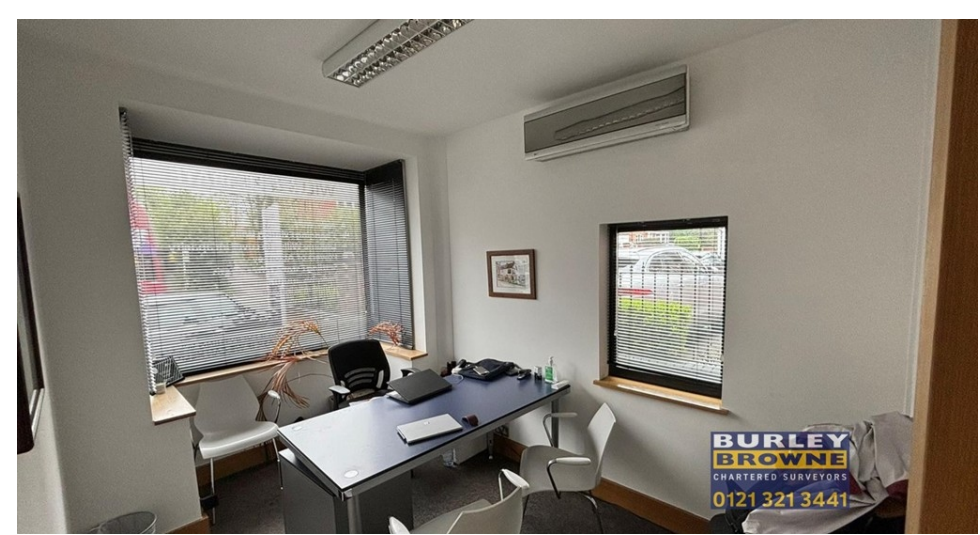
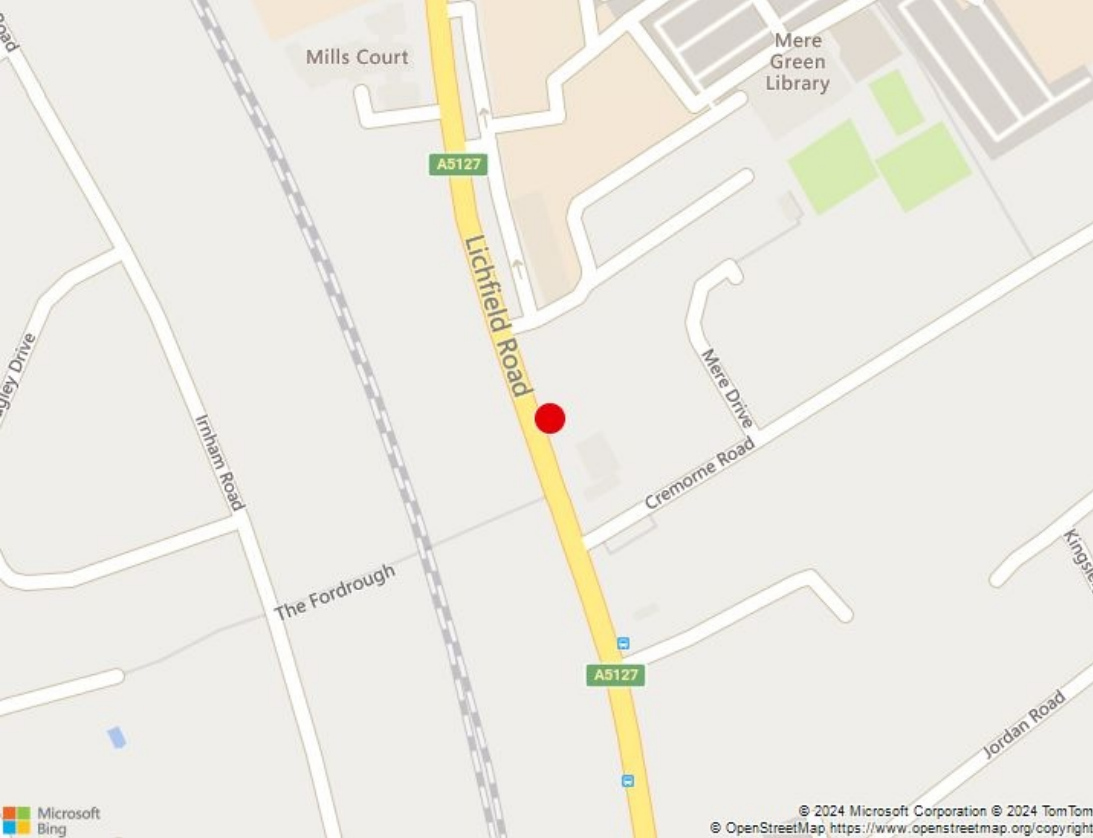


SELF CONTAINED OFFICES TO LET

254 Lichfield Road, Mere Green, Sutton Coldfield, B74 2UH

1,537 SqFt (142.79 SqM) | £12.00 per sq ft pax





KEY FEATURES

- Prominently located on the Lichfield Road (A5127)
- Self contained
- Short walking distance of Mere Green Shopping Centre
- Immediately available
- Forecourt parking for three cars with additional parking to the rear

LOCATION

The property is prominently located in Mere Green, on the Lichfield Road (A5127), within a run of mixed-use commercial buildings, a short walking distance of the main Mere Green shopping area whose occupiers include M & S Food Hall, Majestic Wine, Costa Coffee, Wetherspoons and Sainsbury's. Mere Green is located approximately 1.5 miles to the north of Sutton Coldfield Town Centre and is well placed for access to the Midland Motorway Network, and the cross city railway line providing regular train services from Four Oaks and Sutton Coldfield to Lichfield City, Birmingham New Street and Redditch.

DESCRIPTION

Self contained cellular office accommodation offered over ground and first floor with kitchen and WC to the ground and an additional WC to the first floor. The property also benefits from loft storage accessed via an internal staircase, central heating with car parking available for 3 spaces on the forecourt and an additional 6 spaces to the rear.

Area	SqFt	SqM
Ground Floor	756	70.23
First Floor	781	72.55
Total Floor Area	1,537	142.79



254 Lichfield Road, Mere Green, Sutton Coldfield B74 2UH



TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

£12.00 per sq ft pax

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

Rateable Value tbc.

However, businesses may benefit from 100% small business rates relief in 2024/25 for this property.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

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 incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand may be applicable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.