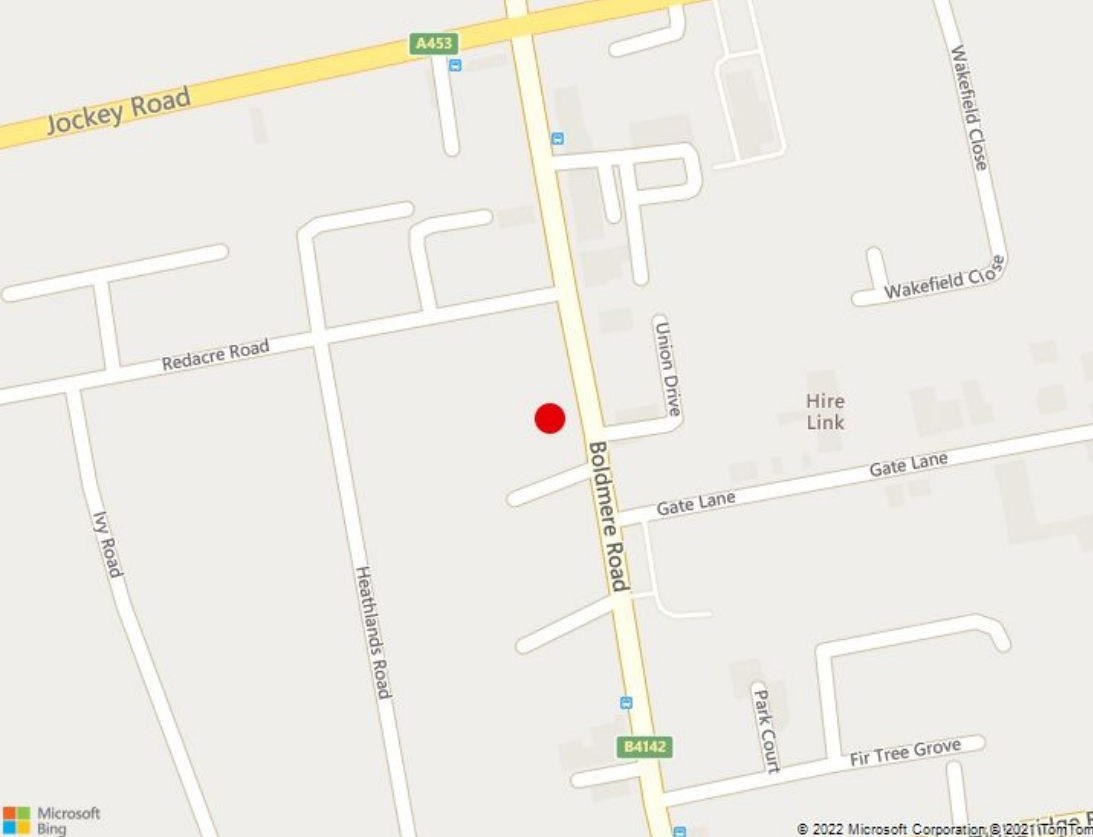


RETAIL UNIT TO LET

84 Boldmere Road, Sutton Coldfield, West Midlands, B73 5TJ

535 - 1,001 SqFt (49.7 - 92.99 SqM) | £21,500 per annum exclusive





KEY FEATURES

- Centrally located fronting Boldmere Road
- Within a very popular and vibrant local shopping centre
- Self-contained retail unit
- Rear ancillary storage
- Consideration given to alternative uses - subject to planning
- New Lease

LOCATION

The property is centrally located fronting Boldmere Road within the very popular and vibrant local shopping centre. Boldmere comprises a mix of local, independent and national retailers to include Sainsbury's Local, Boots and Costa Coffee. Boldmere has several restaurants and licenced premises including Wetherspoons Bishop Vesey, Harvester, Los Banditos and Deli Social. Sutton Coldfield is a little over one mile to the north east.

DESCRIPTION

Self-contained ground floor retail unit which provides ground floor sales area together with rear ancillary storage consisting of a main storage area leading to three further storage areas and WC.

Area	SqFt	SqM
Sales area	535	49.7
Ancillary Storage	466	43.29
Total Floor Area	1,001	92.99



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LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of 5 years or multiples thereof.

ASKING RENT

£21,500 per annum exclusive

SERVICE CHARGE

A variable service charge to cover external maintenance, building insurance etc.

EPC

Energy Performance Assessment awaited.

BUSINESS RATES

Rateable Value £13,750 obtained from the Valuation Office Rating List.

Rates payable 2022/2023 £6,930 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief on 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 to meet their own legal costs.

VAT

All figures quoted are exclusive of VAT, although we understand VAT will not be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

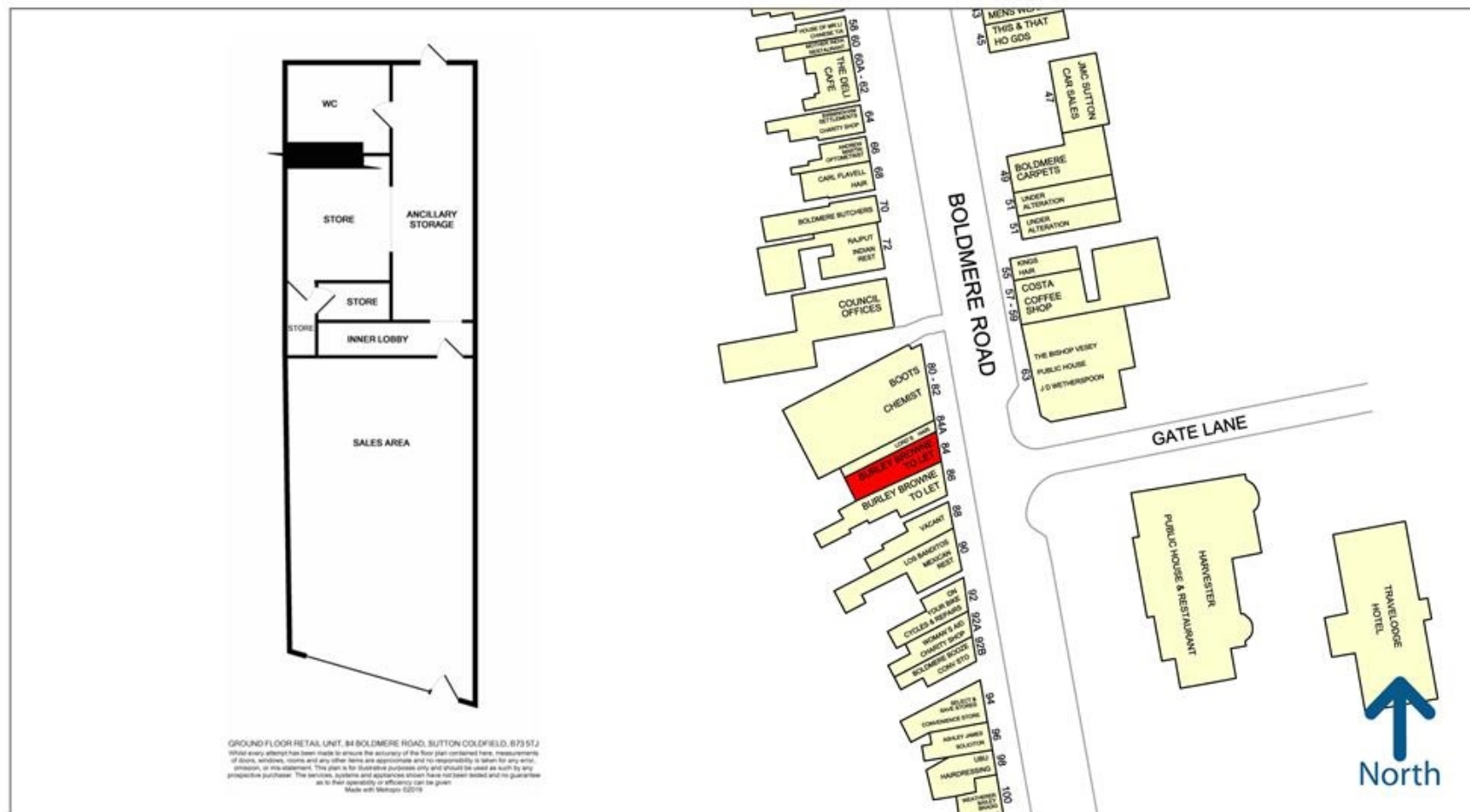


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50 metres



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Created By: Burley Browne

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