

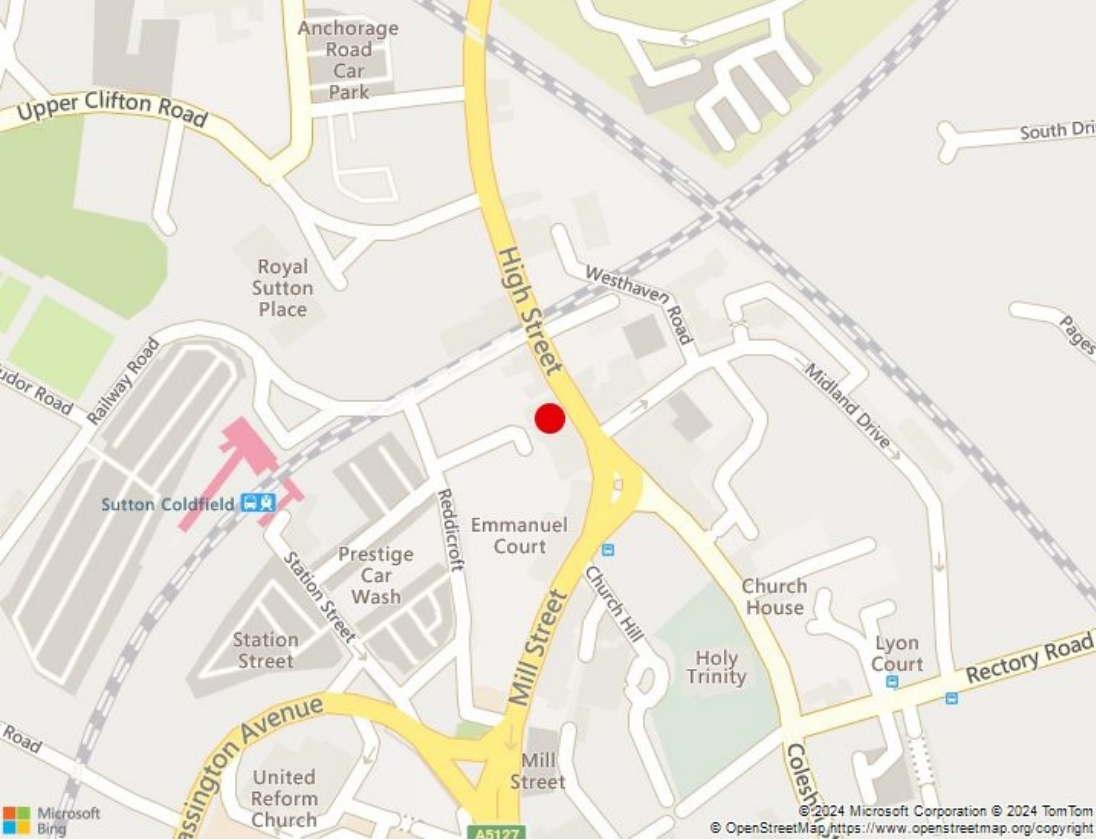
# RETAIL UNIT TO LET

5-High Street, Sutton Coldfield, West Midlands, B72 1XH

748 SqFt (69.49 SqM) | £17,000 per annum exclusive







## KEY FEATURES

- Prominent main road frontage
- Popular and busy High Street
- Self-contained retail unit
- Walking distance to the train station and the town centre
- Suitable for a variety of retail uses
- Car Parking available

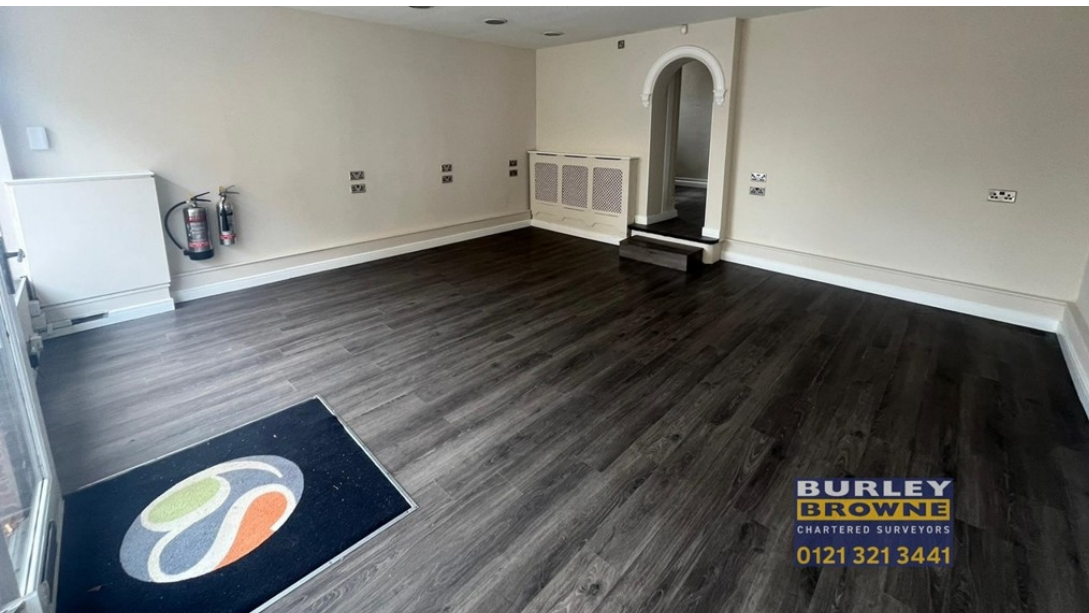
## LOCATION

The premises are situated on the busy Sutton Coldfield High Street, immediately adjacent to its junction with Coleshill Street, within the main commercial area of the Town Centre only a short walking distance from the rail station and shopping centre. The High Street also attracts a large number of students from BMet College and Bishop Vesey School.

## DESCRIPTION

The character property which was previously occupied by a ladies hair salon provides ground floor sales with small step to an additional sales / treatment area, WC and kitchen off and leading through to two treatments rooms and office / storage area. Parking is available to the rear if required - further details on request.

Area	SqFt	SqM
Ground floor Sales	423	39.3
Rear Sales / Treatment rooms	263	24.43
Rear store	62	5.76
<b>Total Floor Area</b>	<b>748</b>	<b>69.49</b>



**BURLEY BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441

5-High Street, Sutton Coldfield, West Midlands B72 1XH



## TERMS

The premises are available by way of 5 year lease or multiples thereof on an effectively fully repairing and insuring basis, plus Service Charge.

## ASKING RENT

£17,000 per annum exclusive

## SERVICE CHARGE

A service charge is payable for external maintenance of the building, common areas, etc currently in the region of £415 per quarter plus building insurance.

Further details upon application.

## EPC

An EPC is available upon request

## BUSINESS RATES

Rateable Value £12,250.

Businesses may benefit from 100% business rate relief in 2024/2025 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 will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



**David Hemming MRICS**

**DDI: 0121 362 1530**

**Mob: 07841 234160**

**E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)**

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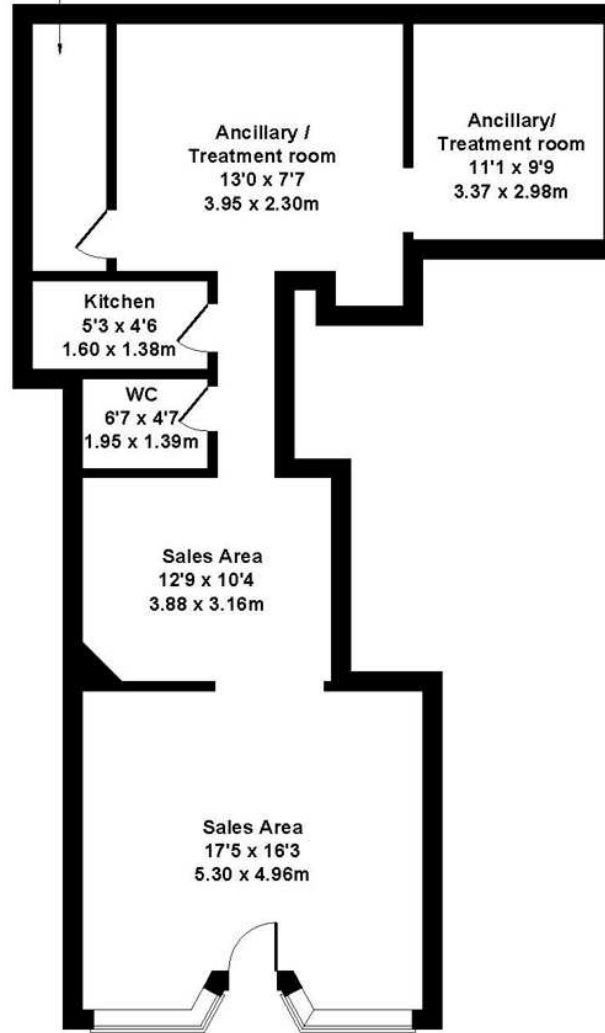


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Store  
11'10 x 2'0  
3.60 x 0.60m

# 5 High Street, Sutton Coldfield



Not to Scale. Produced by The Plan Portal 2024  
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