



RETAIL UNIT TO LET

49 Boundary Road, Streetly, Sutton Coldfield, B74 2JR



1,120 SqFt (104.05 SqM) | £22,500 per annum exclusive

Key Features

- Prominently located
- Self-contained retail unit
- Current Sui Generis consent for Craft Ale Bar
- Popular local parade
- Retained use as a bar
- Fixtures and fittings available at a premium



LOCATION

The premises are prominently situated in a parade of shops on Boundary Road close to its junction with Hundred Acre Road on the Hundred Acre Estate, an established residential area of Streetly on the outskirts of Sutton Coldfield.

The parade comprises a cross section of uses which include Select & Save Convenience Store, Streetly Takeaway, Keelings Hair Salon, Indian Nights Takeaway and Tots Childrens Day Nursery. Customer parking is available in front of the parade.

DESCRIPTION

The premises comprise a self-contained ground floor retail unit prominently situated at the end of the parade and benefiting from electric roller shutter security to the front. The premises have most recently operated as a Craft Ale bar and benefit from an area of forecourt seating. Alternative retail uses will be considered. Not suitable for Hot food restaurant or takeaway uses.

Planning consent has also been granted for the construction of a three storey extension adjoining this property which will provide a further self contained retail unit for coffee shop / tea room use - this could be incorporated into 49 Boundary Court to provide a larger ground floor retail unit - further details on application.

Area	SqFt	SqM
Retail Sales Area	1,120	104.05
Total Floor Area	1,120	104.05

TERMS

The premises are available by way of 6 year lease on an internal repairing and insuring basis, plus Service Charge. Subject to 3 yearly rent reviews.

ASKING RENT

£22,500 per annum exclusive

BUSINESS RATES

Rateable Value £10,500.

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 (Walsall) for verification purposes.

EPC

Energy Performance Certificate available upon request

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

The tenant will be responsible for all reasonable 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:

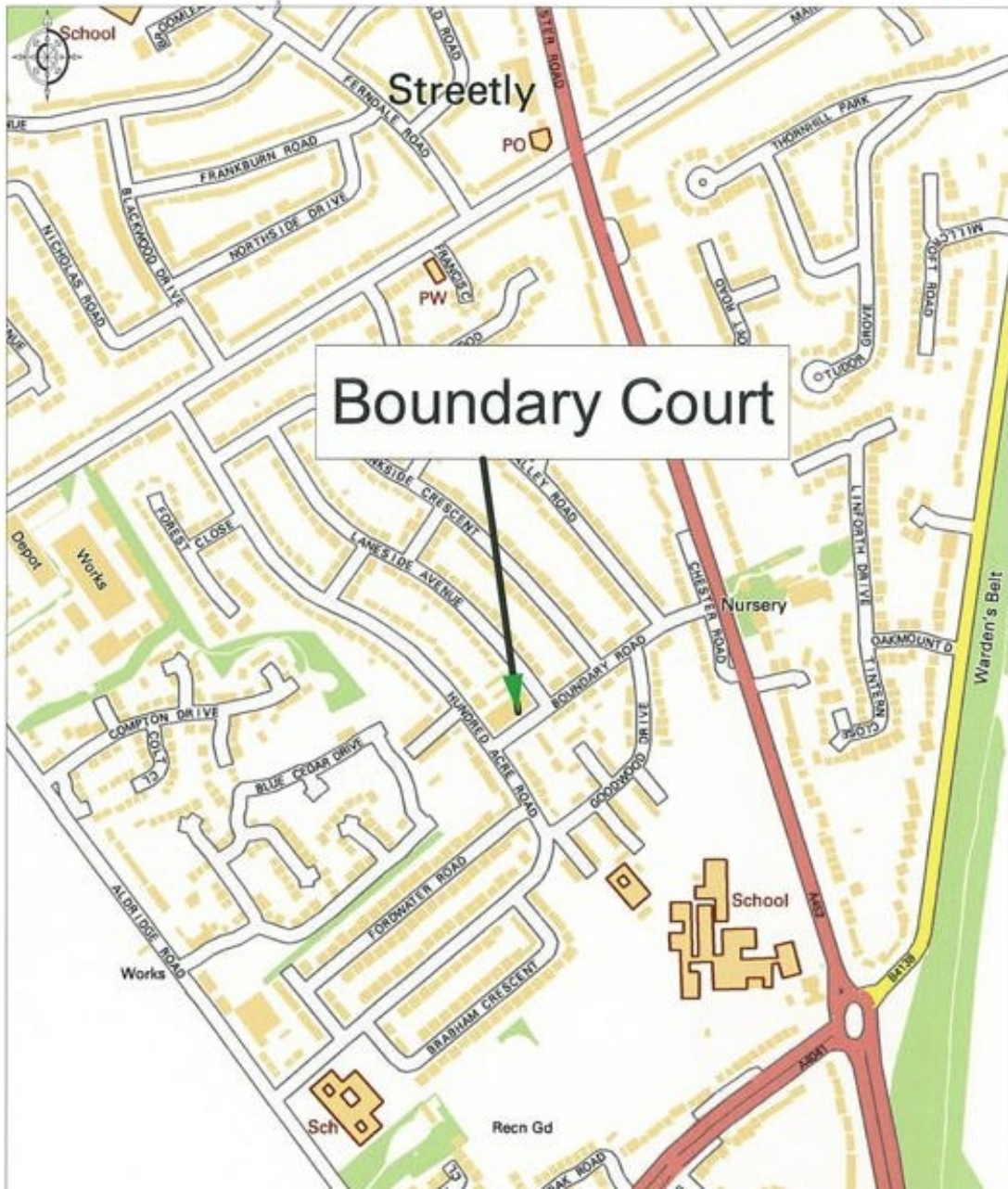


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